

COPY

ORDINANCE NO. 849

AN ORDINANCE AMENDING THE STAYTON COMPREHENSIVE PLAN AND ZONE MAPS FROM (P) PUBLIC/SEMI-PUBLIC, STAYTON MUNICIPAL CODE 17.16.750 (SMC) TO (MD) MEDIUM DENSITY RESIDENTIAL, SMC 17.16.670 AND APPROVAL OF A 12 LOT SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, the subject parcel is located at 1660 N. Gardner Road, the property is described as tax lot 6100, township 9 south, range 1 west of the Willamette Meridian, section 10BB; and

WHEREAS, Statewide Planning Goal 10: Housing; To provide for the housing needs of citizens of the state; Statewide Planning Goal 11: Public Facilities and Services; To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development; Statewide Planning Goal 7: Areas Subject to Natural Disasters or Hazards; have been reviewed and are in compliance with this proposal; and

WHEREAS, the Stayton Planning Commission conducted a public hearing on April 28, 2003, at which time the Commission closed the hearing and voted to recommend approval to the Stayton City Council of the proposed amendment to Stayton's Comprehensive Plan and Zone Map and Subdivision proposal; and

WHEREAS, the Stayton City Council conducted a public hearing on May 19, 2003 and subsequently rendered a decision and closed the hearing on May 19, 2003 approving said amendments to Stayton's Comprehensive Plan and Zone Map and Subdivision proposal; and

WHEREAS, the Stayton City Council approved an order of approval with conditions; and

WHEREAS, the subject area was re-zoned from (P) Public/Semi-Public to (MD) Medium Density Residential; and

WHEREAS, proper notice of the proposed Comprehensive Plan and Zone Map Amendments and Subdivision were sent to Department of Land Conservation and Development (DLCD) as required by State law;

NOW THEREFORE, the Stayton City Council does ordain as follows:

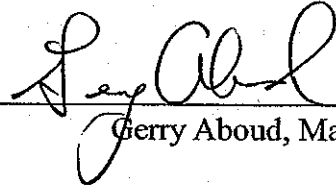
SECTION 1. Approval is based on findings of fact and conditions of approval established and as set forth in Exhibit "A".

SECTION 2. Upon adoption by the Stayton City Council and Mayor's signing, this Ordinance shall become immediately effective.

ADOPTED BY THE STAYTON CITY COUNCIL this 2nd day of June 2003.

CITY OF STAYTON

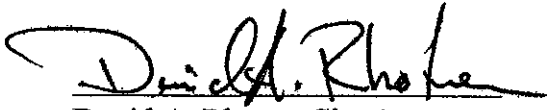
Signed: June 4, 2003

By: 
Gerry Aboud, Mayor

Signed: June 4, 2003

ATTEST: 
Chris Childs, City Administrator

APPROVED AS TO FORM:


David A. Rhoten, City Attorney

BEFORE THE STAYTON CITY COUNCIL

In the matter of the) Comprehensive Plan Map
Application of) Zone Map Amendment
Storehouse Ministries) Subdivision
Land Use File #04-02/03

ORDER

I. NATURE OF APPLICATION

This matter comes before the Stayton City Council on the application of Storehouse Ministries for approval of the following actions:

1. Comprehensive Plan Map from (P) Public/Semi Public to (MD) Medium Density Residential.
2. Zone Map Amendment from (P) Public/Semi Public to (MD) Medium Density Residential.
3. Preliminary plat approval of a 12 lot Subdivision.

II. PUBLIC HEARINGS

City Council Action

A public hearing was duly held on this application before the Stayton City Council on May 19, 2003. At the hearing the City Council Land Use File #04-02/03 Comprehensive Plan Map, Zone Map Amendment and Subdivision were made part of the record.

At the conclusion of the hearing, the City Council approved the application with findings and conditions. The City Council found the application to be consistent with the Comprehensive Plan, the Land Use and Development Code as set forth in the findings incorporated in their Order

Planning Commission Action

A public hearing was duly held on this application before the Stayton Planning Commission on April 28, 2003. At the hearing the Planning Commission Land Use File #04-02/03 Comprehensive Plan Map, Zone Map Amendment and Subdivision were made part of the record.

At the conclusion of the hearing, the Planning Commission recommended approval of the

set forth in the findings incorporated in their Order.

III. FINDINGS

A. FINDINGS OF FACT GENERAL

1. The application is for a request to subdivide a 2.77 acre parcel into a 12 lot single-family Subdivision made up of lots ranging in size from approximately 7,438 square feet to more than 9,800 square feet. This application was submitted concurrently with a Comprehensive Plan Map and Zone Map Amendment from (P) Public/Semi-Public to (MD) Medium Density Residential.
2. The applicants are Storehouse Ministries, their consultant is Bill Lulay, PE & PLS, North Santiam Paving, Stayton, Oregon.
3. The subject parcel is located at 1660 N. Gardner Road east of the intersection of Western Avenue and Gardner Road. The property is described as tax lot 6100, Township 9 south, Range 1 west of the Willamette Meridian, Section 10BB.
4. The property is rectangular in shape with a length of 409 feet and parcel width of 295.71 feet. The lot depths range from 88.41 feet for a smaller lot of 7,829 square feet up to 124.81 feet for a larger lot of 9,898 square feet; the lot widths range in size from 70 to 80 feet for all the lots. See subdivision location **Map 1**.
5. The property is currently undeveloped, inside the city limits and is zoned (P) Public/Semi-Public. The applicant's are requesting a zone change and comprehensive plan change to (MD) Medium Density Residential.

AGENCY COMMENTS:

The following agencies were contacted regarding this proposal: Department of Land Conservation and Development (DLCD), Northwest Natural Gas, Pacific Power & Light, Stayton Cooperative Telephone Company, Stayton Postmaster, Stayton Police Department, Stayton Fire District, Stayton School District, City of Stayton Parks Board, Santiam Sanitary, Stayton Fire District and City of Stayton Engineer.

DLCD commented A 28 foot wide street should be constructed, curb to curb width, with parking on both sides. A 10 foot wide walkway be added between lots 6 and 7 to allow bikes and pedestrians a more direct connection to the adjacent school. The proposed cul-de-sac street should not exceed 320 feet in length.

Northwest Natural Gas states they have an existing gas main on Gardner Road to serve the proposed subdivision; and request a 10 foot utility easement on all front lot lines.

Stayton Cooperative, Stayton Police Department and City of Stayton Parks Board commented they have reviewed the proposal and have no comments.

Stayton Fire District commented that one hydrant needs to be placed on the east side of N. Gardner Road at lot 1 or lot 12, of the proposed subdivision.

City of Stayton Engineer stated public services are available to serve the site. These are outlined in the Commission's conditions of approval.

PUBLIC COMMENTS

The City received one inquiry from an adjacent neighbor to the proposal. Dorothy Bradham, daughter to Isobel Pemberton, property owner at 1570 N. Gardner Road, contacted the planning department. Ms. Bradham, speaking on behalf of Mrs. Pemberton, stated they would like to see single-family home residences built in the proposed subdivision as these would tie into the neighborhood nicely.

B. COMPREHENSIVE PLAN AMENDMENT

COMPLIANCE WITH STATEWIDE GOALS

Goal 10: Housing

"To provide for the needed housing needs of citizens of the state."

Finding: *The applicant is proposing a twelve lot subdivision with the purpose of selling the subdivision to a prospective developer(s). The cost, size, or type of housing unit is unknown.*

Goal 11: Public Facilities and Services

"To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

Finding: *All city services are provided to the site. There is adequate capacity to accommodate water, sewer and storm waster services.*

Goal 7: Areas Subject to Natural Disasters or Hazards

"To protect life and property from natural disasters and hazards."

Finding: *The concerned property does not lie within a flood Plain, nor any areas of any known natural hazards.*

Conclusion: The applicant meets the Statewide Goal Standards.

COMPREHENSIVE PLAN MAP AMENDMENT FINDINGS

Decision Authority:

SMC 17.12.370.1.c. "Planning Commission Recommendations: The Planning Commission shall be required to review, evaluate, and make recommendations to the City Council on all land use applications involving any change to the development code, zone map, text, or map of the comprehensive plan, or any annexation." Title 17, Land Use and Development Code.

Comprehensive Plan Policies:

Chapter 1 A. Physical Development, D. Housing 1. "Provide necessary public facilities and services to maintain safe and healthful living conditions in residential areas."

Finding: *All public facilities in the way of water, sewer, storm drainage, and street access are available to the site.*

Existing Facilities: *10" water main in Gardner Road. Storm water system consisting of an 18" with a catch basin to the south of this property on Gardner Road.*

8" sanitary sewer main on Gardner Road. Existing street system (Gardner) adjacent to the subject property consists of a 60' right of way.

Chapter 1.A. Physical Development, D. Housing 2. "Foster the maintenance and development of an adequate quantity and variety of housing types to satisfy the desired life styles and financial capabilities of the communities population."

Finding: *The applicants proposal consists of a housing type that is representative of the area which consists of single family residential development to the west and medium density to the north and made up of duplex's. Stayton's Buildable Land Inventory of December 31, 2002 identifies that the City has at this time 192 net acres of (LD) Low Density Residential Land, 47 acres of (MD) Medium Density Residential Land available for development and 272 acres of (P) Public/ Semi Public Land already in use. The applicant's proposal would remove 2.78 acres from the Public/Semi Public inventory.*

Chapter 5 Land Use Policies LU-1 "Land use designations and zoning shall be consistent."

Finding: *The applicants request is consistent in that the Comprehensive Plan and Zone Map designations complement each other with an (MD) Medium Density and or (LD) Low Density Residential designation.*

Chapter 5 Land Use Policies LU-2 "Zoning shall follow property lines and include entire rights of way as much as practicable."

Finding: *The proposed zone change would incorporate the property in its entirety, thereby following all property lines.*

Chapter 5 Land Use Policies LU-5 "The availability and quality of public services shall be considered an approval or denial of commercial, residential, and industrial uses."

Finding: *All public services are available and adjacent to the proposed site.*

Land Use Impacts:

Traffic Generation: An average of 9.57 weekday vehicular trips and 10.09 vehicular trips on Saturday. (Per ITE Manual, Single Family Residential Code 210).

Population Impact: An average of 2.7 persons per dwelling or 32.4 persons for 12 single family residential units. (Per 2000 Census)

Conclusion: The application meets the standard requirements.

ZONE MAP AMENDMENT

Zone Changes

SMC 17.12.430.5 Approval Criteria: "In order to approve a zone change, the following affirmative findings concerning the action must be able to be made by the decision authority and paced into written format as part of the action on the proposal."

1. The proposed zone change and intended use is compatible with the surrounding area, as measured by:

A.) Land Use Patterns.

Finding: *There is a mix of low and medium density residential development in the immediate vicinity. Adjoining properties to the north and south consists of (MD) Medium Density Residential and (LD) Low Density Residential on the west side of Gardner Road.*

B.) Traffic Generation and circulation.

Finding: *The proposed subdivided lots would be accessed by a 50 foot right of way with a*

street improvement width of 30 feet from curb to curb. The cul-de-sac bulb will have a 38 foot curb radius.

C.) Population density impacts.

Finding: The anticipated impacts whether the property is zoned (HD) High Density Residential or (MD) Medium Density Residential the number of people occupying the subdivision would be the same and be reflective of the density in the surrounding area.

D.) Potential adverse comments.

Finding: There are no adverse impacts associated with this proposal except those that are common with the growth of one's community.

E.) Other similar factors.

Finding: The proposed use would be compatible with the adjoining land uses.

2. Other properly zoned land is not available in sufficient quantity within the City to satisfy current and projected needs.

Finding: The Buildable Lands Inventory of December 2002 identifies there are over 240 net acres of LD and MD land available for residential development. The incorporation of this 2.77 acres into the residential lands inventory is not necessary to full fill the objectives to the Statewide nor City housing goals.

3. There are adequate urban services to serve the possible use under the zone proposed.

Finding: Adequate urban services are available to serve the site.

4. The proposed zone change is compatible with applicable provisions of the City Comprehensive Plan.

Finding The proposed Comprehensive Plan and Zone Map amendments, whether it is LD or MD, are not in conflict with the City's Comprehensive Plan.

5. The proposed zone change satisfies applicable provisions of the Oregon Statewide Planning Goals and Administrative Rules.

Finding: The applicants proposal is in compliance with the Statewide Housing Goal 10.

Conclusion: The application complies with the identified criteria.

SUBDIVISION

SUBDIVISION PRELIMINARY PLAT FINDINGS

The applicable requirements for a subdivision are found in Stayton Municipal Code (SMC) 17.24.1040.5 approval criteria and 17.24.1050 design standards.

Staff will summarize its findings and conclusions about the proposal's conformance with the criteria and standards below:

SMC 17.24.1040.5 Approval Criteria:

Criteria a. It is generally compatible with the surrounding area.

Finding: *The subdivision would be compatible with the surrounding area zoning due to the various uses in the adjacent properties. Property to the north is zoned (MD) Medium Density Residential and provides duplex units for residential housing. Regis High School is located to the east of the subject parcel and is zoned (P) Public/Semi-Public. A single family home, Pemberton property, is located to the south of the proposal and is zoned (MD) Medium Density Residential. Westown Park to the west of the subdivision proposal is zoned (LD) Low Density Residential and contains mostly single family homes and some duplexes.*

Criteria b. - Adequate urban services are available to the property.

Finding: *The proposed subdivision has access to adequate services as found in the comments from service providers. City facilities such as sewer and water are available to serve the site. Certain infrastructure improvements will have to be made relative to the City Engineer's comments.*

Criteria c. - The proposed parcels, lots, or roads are compatible with the existing pattern of development in the area.

Finding: *The proposed single-family lot subdivision is laid out in a traditional style with a cul-de-sac bulb. This will fit well with the adjacent westerly residential development in Westown Park which has single-family home units. An existing single-family home sits to the south of the proposal. The proposed cul-de-sac street fits with the existing pattern of street layouts, as it lines up with Western Avenue.*

Criteria d. - Design standards of the SMC 17.24.1050 below are satisfied.

Finding: *The design standards are met as found in the findings below under SMC 17.24.1050.*

Criteria e. - Compliance exists with the provisions of the City Plan and zoning districts in which the action is proposed.

Finding: *The subdivision layout identifies eight of the twelve lots meeting or exceeding the 8,000 square foot minimum lot size requirement for (LD) Low Density Residential and the other four lots meeting the 7,000 square foot requirement for (MD) Medium Density Residential. Since the surrounding uses are both LD and MD the proposed subdivision lot sizes are compatible with other development in the area, as the average lot size for the total development is over 8,500 square feet.*

Criteria f. - Special purpose standards where applicable including flood hazard area regulations and riparian setbacks pursuant to SMC chapter 17.16. of this title, are satisfied.

Finding: *No special purpose standards of SMC 17.16 apply to this property.*

Criteria g. - No wetlands as identified in the City Comprehensive Plan are included in the development.

Finding: *No identified or designated wetlands exist on the subject property.*

Criteria h. - Compliance exists with the provisions of ORS 92.090 as amended.

Finding: *The subdivision meets the provisions of ORS Chapter 92, and the final plat will be conditioned on meeting such provisions.*

SMC 17.24.1050 DESIGN STANDARDS FOR SUBDIVISIONS AND PARTITIONS

Subdivisions and partitions shall be subject to the following design criteria and objectives.

1. STREETS AND HIGHWAYS

- a. Streets, roads, or highways shall be in alignment with existing streets in the vicinity of the proposed subdivision, either by prolongation of existing centerlines or by connection with suitable curves. Such streets, roads, or highways shall conform to the location, alignment, and width as indicated on the official map of streets and highways or as hereafter adopted by the council.

Finding: *The proposed subdivision development will include the construction of a cul-de-sac that will line up with Western Avenue. A cul-de-sac is necessary for this type of in-fill development due to the location of the property. Although the city is sensitive to connectivity, staff has observed a baseball diamond at Regis High School which would*

make it difficult to construct a pedestrian access way between proposed lots 6 & 7 from the development.

- b. Streets, roads, or highways should intersect at or near right angles as practicable, and in no case shall the angle of intersection exceed 120 degrees.

Finding: *The proposed street extension cul-de-sac will form a right angle at the intersection of Gardner Road and Western Avenue.*

- c. These regulations may be modified where the decision authority determines that the topography, or the small number of lots involved, or any other unusual conditions, justify such modification.

Finding: *No modifications to the requirements in this section are necessary.*

- d. Bikeways and pedestrian ways may be required in accordance with the City of Stayton Master Bikeway Plan.

Finding: *An existing bicycle and pedestrian walkway currently exists on Gardner Road.*

2. DEDICATION OF RIGHT-OF-WAY

Finding: *The applicant shall provide a 50 foot right of way for the proposed street extension with a 45 foot radius cul-de-sac bulb at the end. The proposed street extension right-of-way shall have 20 foot property corner radii at its intersection with Gardner Road.*

- 3. DEAD-END STREETS AND CUL-DE-SACS. When it appears necessary to continue a street into a future subdivision or adjacent acreage, streets should be dedicated or platted to the boundary of a division without a turn-around. In all other cases, dead-end streets and cul-de-sacs shall have a turn-around with a radius of not less than 45 feet to the property line. Unless otherwise approved by the decision authority, cul-de-sacs shall not exceed 450 feet in length.

Finding: *The proposal complies with these standards.*

4. RADIUS AT STREET INTERSECTIONS

Finding: *The proposed cul-de-sac shall have a 20 foot property corner radii at its intersection with Gardner Road.*

5. STREET GRADES.

Finding: *The street extension from N. Gardner Road is flat and does not exceed the eight percent grade limitation.*

6. RESERVE BLOCK

Finding: *None proposed. The subdivision complies.*

7. STREET WIDTHS

Finding: *The proposed cul-de-sac shall meet City of Stayton street design standards with a 30 foot curb to curb street improvement and a 38 foot curb radius on the cul-de-sac bulb.*

8. STREET IMPROVEMENTS, SIDEWALKS, UNDERGROUND UTILITIES, AND SURFACE DRAINAGE.

Finding: *The standard cul-de-sac and public facility requirements of the City of Stayton shall be met, and the applicant has not asked for any deviation. Property line sidewalks will be required as a condition of the approval.*

9. SUBDIVISION BLOCKS

Finding: *The proposed cul-de-sac length of approximately 275.17 feet does not exceed the 450 foot maximum standard.*

10. MID-BLOCK WALKS

Finding: *No mid-block pedestrian side-walks are proposed for this development.*

11. LOT SIZE, LOT LINES

Finding: *The minimum lot size requirement of 7,000 square feet for (MD) Medium Density Residential is satisfied as shown on the proposed map.*

12. PUBLIC SURVEY MONUMENTS

Finding: *These monuments must be shown as a condition of the final plat.*

13. SEWAGE DISPOSAL

Finding: *Public sewer will be extended to the proposed development from the existing 8 inch sanitary sewer line in Gardner Road.*

14. PUBLIC USE AREAS

Finding: A 5% park dedication is required, or a fee in the amount of 5% of the land's resnet value shall be submitted in lieu of the land requirement. No neighborhood park has been identified in the city's Master Parks Plan but the subject parcel abuts both Stayton and Regis High Schools.

15. WATER SUPPLY

Finding: Public Water supply will be extended from the existing 10 inch water line west of the site to provide service to each lot. Such cost shall be paid by the developer.

16. UNDERGROUND UTILITIES

Finding: All utilities are proposed to be installed underground with the exception of those services that will come from existing overhead facilities on Gardner Road.

17. STREET TREES

Finding: Although not shown on the subdivision plan, the applicant will be required to plant street trees behind the curb line. Pursuant to SMC 17.20.890.17 STREET TREES, all trees shall have at least a 1 ½ inch caliper trunk and shall be planted in accordance with City specifications. Trees shall be placed 30 to 40 feet apart and shall be planted no closer than 35 feet from any intersection.

CONDITIONS OF APPROVAL

The City Council recommends approval of the Subdivision, Comprehensive Plan Amendment and Zone Change with the following conditions.

CITY OF STAYTON PLANNING DEPARTMENT CONDITIONS

1. A subdivision plat for the Storehouse Ministries Subdivision, complying with the Stayton Municipal Code (SMC) requirements, and suitable for recording by Marion County shall be submitted from final approval within one (1) year of the date of the City Council Order of Approval granting tentative plat approval. The final Plat shall comply with the platting requirements in SMC 17.24.1040.7 and 8, and with ORS Chapter 92.
2. The applicant shall obtain all necessary building permits from Marion County Building Inspection Division. Permit applications may be obtained from City of Stayton Public Works Department, 311 N. Third Avenue, Stayton, Oregon.
3. No building permit applications will be accepted without a recorded copy of the final plat is submitted to the City of Stayton Planning Department.
4. All debts to the City of Stayton associated with land development of the subject site

- shall be paid prior to any building permit applications being accepted by the City.
5. The applicant shall meet all requirements of the Uniform Fire Code as determined necessary by the Stayton Fire District. And, one (1) hydrant needs to be placed on the east side of N. Gardner Road at lot 1 or lot 12, of the proposed subdivision.
 6. Northwest Natural Gas requests a ten (10) foot utility easement on all front lot lines.
 7. Street trees are required pursuant to SMC 17.20.890.17.
 8. Only single family homes are allowed to be constructed in this subdivision.

CITY OF STAYTON PUBLIC WORKS

9. Applicants Engineer shall submit design plans of all public improvement, for approval. All design plans must be reviewed and stamped approved by the City Engineer prior to construction.
10. The applicant shall provide evidence that the plans have been submitted to the applicable State and County agencies before final approval for construction will be authorized.
11. All public improvements shall meet City of Stayton Standards and Specifications.
12. All public improvements and utilities shall be fully constructed and a letter of substantial completion will be provided by the City Engineer prior to any residential building permit applications being accepted or issued. Punch list items must be completed within a specified period of time provided in the approval letter or the approval will be withdrawn.
13. The developer shall submit to the City, reproducible as-constructed Mylar record drawings plus an electronic file of all public utilities constructed during and in conjunction with this project.
14. The Developer shall be responsible for all costs associated with the required public improvements identified herein and within the City Ordinances and Standard Specifications.
15. The developer's engineer shall provide field review of the construction and provide the City Engineer regular inspection report of the work. The developer's engineer shall certify that the completed construction has been completed in conformance with the approved plans and specifications, City Standards and specification, Department of Environmental Quality and the Oregon Health Department standards and requirements.

16. The developer shall provide a construction bond in the amount of 135% of the total project costs or other securities outlined in the SMC.
17. After completion of the project and acceptance by the City, the developer shall provide a one (1) year maintenance bond in the amount of 30% of the construction bond amount.
18. The applicant shall provide a 50 foot right-of-way for the proposed street extension with a 45 foot radius cul-de-sac bulb at the end. The proposed street extension right-of-way shall have 20 foot property corner radii at its intersection with Gardner Avenue.
19. The centerline of the proposed street shall align with the centerline of Western Avenue.
20. Lot 1 and 12 shall have driveway access from the proposed street extension only.
21. The proposed street shall meet City of Stayton street design standards with a 30 foot curb to curb street improvement and a 38 foot curb radius on the cul-de-sac bulb.
22. The applicant shall install an 8 inch ductile iron water main, with all necessary appurtenances, in the proposed street extension. This main will extend from the existing 10 inch water main at the intersection of Gardner road and the proposed street extension to be easterly most property line of the proposed street extension and terminate with a blow-off.
23. Fire hydrant placement shall be as required by the Stayton Fire Department.
24. The applicant's engineer shall submit a design plan of the sanitary sewer system serving the proposed property to the City Engineer for review and approval.
25. Applicant's Engineer shall submit a design plan to the City Engineer for review and approval of the sanitary sewer system serving the proposed property and providing for future development.
26. Applicant's Engineer shall submit a design plan to all necessary State agencies for review and approval of the sanitary sewer system serving the proposed property.
27. The City of Stayton systems Development Charges (SDC) will be assessed to each lot of the subdivision at the time of application for individual house building permits.

- 28. Applicant shall make provision for Public Use Area as required in SMC17.24.1050.14.
- 29. Applicants Engineer shall provide to Stayton Public Works Department a Traffic Impact Analysis (TIA) for the proposed project. The TIA shall provide adequate information for City staff to evaluate the development proposal.
- 30. Applicant shall install Street and Stop signs as directed by the City Engineer.
- 31. Applicants Engineer shall submit a street lighting design plan for approval. All design plans must be reviewed by he City Engineer and stamped approved prior to construction.

V. ORDER

It is hereby found the application meets the relevant standards and criteria for a Comprehensive Plan Map and Zone Map Amendment.

APPROVED BY A 4:0 VOTE OF THE STAYTON CITY COUNCIL ON THIS 19TH DAY OF MAY, 2003.

It is hereby found the application meets the relevant standards and criteria for a Subdivision.

APPROVED BY A 4:0 VOTE OF THE STAYTON CITY COUNCIL ON THIS 19TH DAY OF MAY, 2003.

Dated at Stayton, Oregon, this 21st day of May 2003.

Gerry Aboud, Mayor

Date

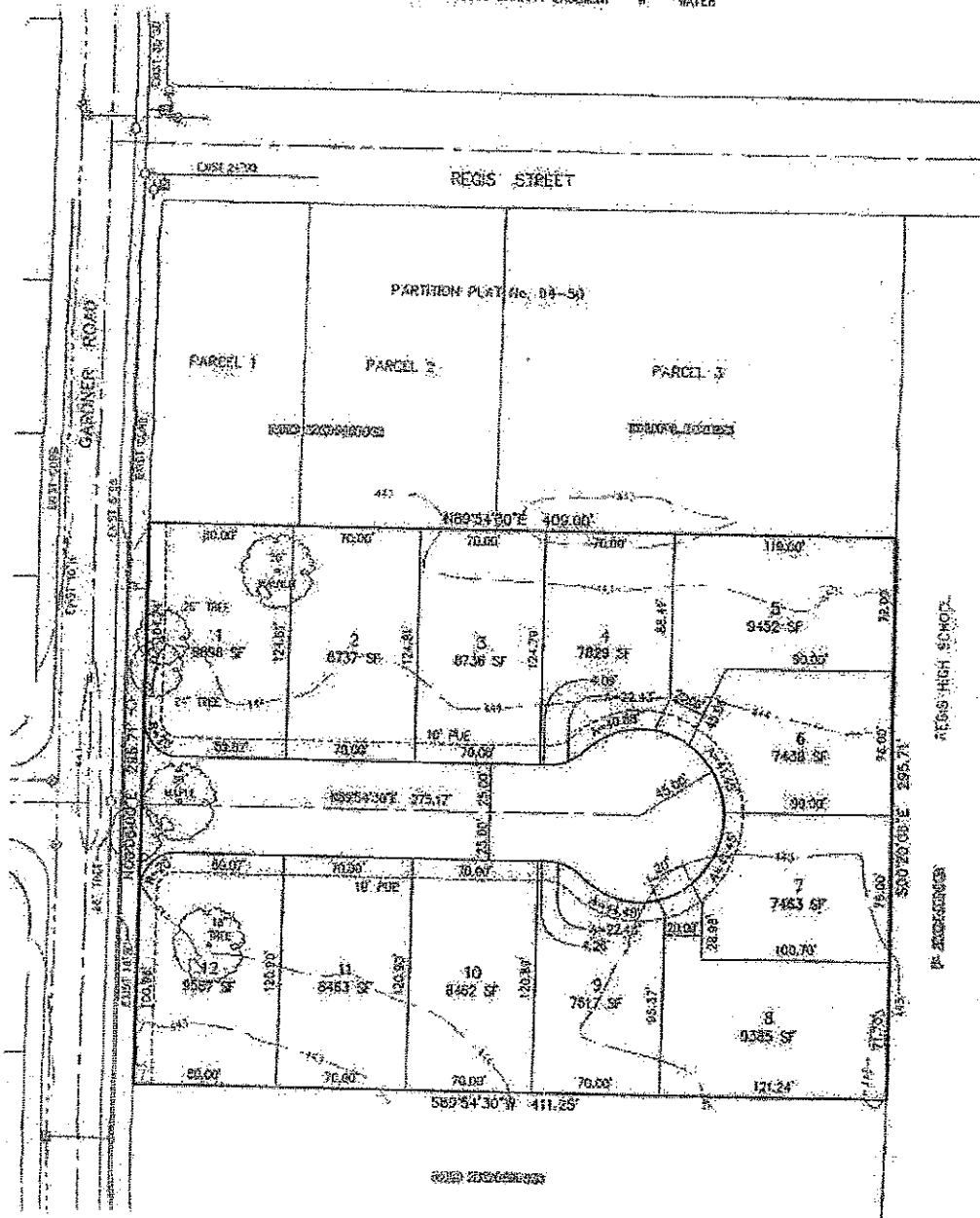
ATTEST

Rebecca Petersen, Planning Assistant

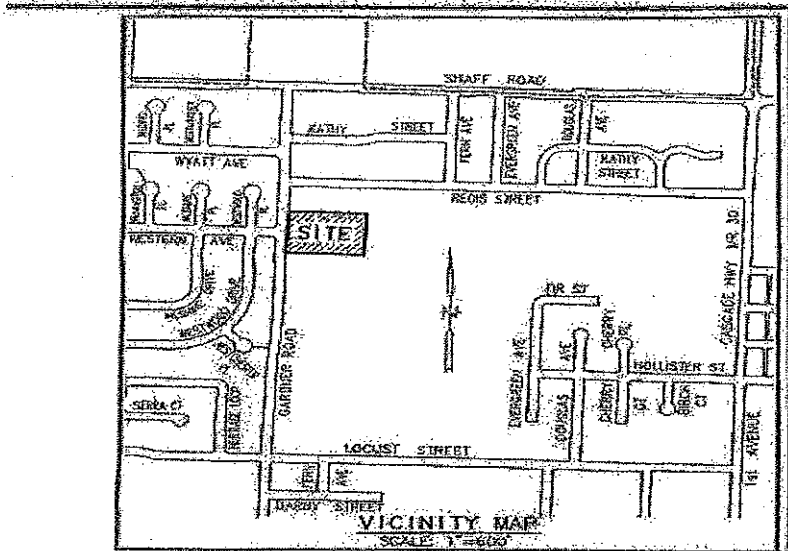
Date

LEGEND

⊕	FIRE HYDRANT (FH)	⊕	STREET SIGN
⊙	GATE VALVE (GV)	SS	SANITARY SEWER
○	MANHOLE (MH)	SD	STORM DRAIN
⊖	POWER POLE (PP)	□	STORM DRAIN CATCH BASIN (SCCB)
PUE	PUBLIC UTILITY EASEMENT	W	WATER



Map 1
Page 2 of 2



OWNER/DEVELOPER:

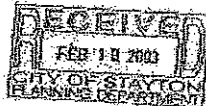
STOREHOUSE MINISTRIES
ATTENTION: PASTOR DAVID HOGUE
157 N. 2nd AVENUE
STAYTON, OR. 97283
PHONE: 503-269-2777

FOR INFORMATION CONTACT:

NORTH SANTIAM PAVING COMPANY
ATTENTION: BILL LUKSY
904-CRY 3436, FAX: 503-709-7359
EMAIL: blluk@nsps.com
FOR INFORMATION REGARDING
APPLICATION OR PRELIMINARY PLAN:

PROPERTY INFORMATION:

PROPOSED PLANS: NO.
LOCATION: 1600 NORTH GARDNER ROAD,
NR 1/4, 2ND 1/4, SEC 10, T8S, R1W, N4E
TAX MAP NUMBER: 9' 1W 105E
TAX LOT NUMBER: 6100
MINIMUM LOT SIZE: 7432 SF
MAXIMUM LOT SIZE: 9898 SF
AVERAGE LOT SIZE: 6999 SF
NUMBER OF LOTS: 12
TOTAL AREA: 2.78 ACRES



STOREHOUSE MINISTRIES
PRELIMINARY SITE PLAN
1600 GARDNER ROAD - STAYTON, OREGON

CONSTRUCTION-ENGINEERING-SURVEYING
NORTH SANTIAM PAVING COMPANY
41203 KINGSTON-LYONS DRIVE, P.O. BOX 518
STAYTON, OREGON 97283 (503) 769-3436

SCALE: SHEET