

ORDINANCE NO. 856

AN ORDINANCE AMENDING THE STAYTON COMPREHENSIVE PLAN AND ZONE MAPS FROM (IL) INDUSTRIAL, LIGHT, STAYTON MUNICIPAL CODE (SMC) 17.16.730 & (LD) LOW DENSITY RESIDENTIAL, (SMC) 17.16.660, TO (P) PUBLIC/SEMI-PUBLIC, (SMC) 17.16.750.

WHEREAS, Norpac Foods ("Norpac") is the owner of the subject parcel which is located on Locust Street (across from Stayton Union High School) comprised of a portion of tax lot 2400 of Township 9 south, Range 1 west of the Willamette Meridian, Section 10CB, consisting of 3/4 of an acre ("the site") previously partitioned;

WHEREAS, Norpac and the City deem the site appropriate for public park purposes; Norpac has agreed to convey the subject property to the City of Stayton so long as it is used for park purposes;

WHEREAS, Norpac and the City of Stayton made application to the City of Stayton for amendment to the Comprehensive Plan and Zone Map from (IL) Industrial, Light & (LD) Low Density Residential to (P) Public/Semi-Public;

WHEREAS, Statewide Planning Goal 2: Land Use Planning: "The citizens in the area and any affected governmental unit should be given an opportunity to review and comment prior to any changes in the plan and implementing ordinances"; Goal 8: Recreational Needs: "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts"; 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." have been reviewed and are in compliance with this proposal;

WHEREAS, the Stayton Planning Commission conducted a public hearing on October 27, 2003 at which time the Commission recommended approval to the Stayton City Council of the proposed amendment to Stayton's Comprehensive Plan and Zone Map; and

WHEREAS, the Stayton City Council conducted a public hearing on November 17, 2003, continued to December 01, 2003 and continued to December 15, 2003 at which time the Council approved said amendment to Stayton's Comprehensive Plan and Zone Map proposal and entered its Order accordingly (Exhibit A hereto and made a part hereof).

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

SECTION 1. Based on findings of fact and conditions of approval established and as set forth in the Order of the Stayton City Council (Exhibit A), the Stayton

Comprehensive Plan and Zone Maps are amended from (IL) Industrial, Light and (LD) Low Density Residential to (P) Public/Semi-Public as to the partitioned 3/4 acre portion of tax lot 2400, Township 9 South, Range 1 West of the Willamette Meridian, Section 10CB, as more particularly described and diagramed in Attachment 'B'.

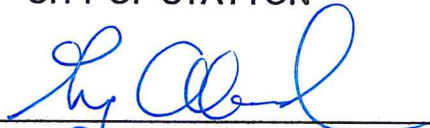
SECTION 2. Upon adoption by the Stayton City Council and Mayor's signing, this Ordinance shall become effective 30 days after the date of signing.

ADOPTED BY THE STAYTON CITY COUNCIL this 20th day of January 2004 by a 3:1 (Thompson) VOTE.

CITY OF STAYTON

Signed: 1/26 2004

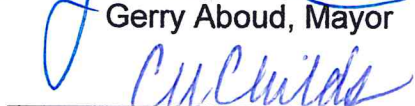
By:



Gerry Aboud, Mayor

Signed: 1/26 2004

ATTEST:



Chris Childs, City Administrator

APPROVED AS TO FORM:



David A. Rhoten, City Attorney

BEFORE THE STAYTON CITY COUNCIL

In the matter of the
Application of
City of Stayton
Land Use File #14-07/03

) Comprehensive Plan Map
) Zone Map Amendment

ORDER

I. NATURE OF APPLICATION

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

1. Comprehensive Plan Map from (IL) Industrial, Light & (LD) Low Density Residential (P) to Public/Semi-Public.
2. Zone Map Amendment from (IL) Industrial, Light & (LD) Low Density Residential (P) to Public/Semi-Public.

II. PUBLIC HEARING

A. CITY COUNCIL ACTION

A public hearing was duly held on this application before the Stayton City Council November 17, 2003, continued to December 01, 2003 and continued to December 15, 2003 where a decision was made. At the hearing Land Use File #14-07/03 Comprehensive Plan Map and Zone Map Amendment, Site Plan and Partition were made part of the record. Notice of the hearing was sent to surrounding property owners, published in the Stayton Mail, posted on the cable access channel, posted at city hall, library and community center buildings.

The persons listed in 'Attachment A' appeared at the hearing and provided testimony on the application. No objection was raised as to notice, jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

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

III. FINDINGS OF FACT - GENERAL

The Stayton City Council, after careful consideration of the testimony and evidence in the record, adopt the following findings of fact:

1. The application is for a Comprehensive Plan Map and Zone Map amendment from (IL) Industrial, Light & (LD) Low Density Residential to (P) Public/Semi-Public. **See Map 1**
2. The applicant is the City of Stayton and the owner is Norpac Foods, Inc.
3. The subject parcel is located on Locust Street, directly across from Stayton High School or described as tax lot 2400 of Township 9 south, Range 1 west of the Willamette Meridian, Section 10CB, consisting of 50.91 acres.
4. The 3/4 acre parcel is irregular in shape and fronts on to Locust Street.
5. The front portion (120' x 100') is presently designated Low Density Residential (LD) while the remainder of the 3/4 acre parcel is designated Industrial, Light (IL).
6. The applicant's are requesting a zone change and comprehensive plan change to (P) Public/Semi-Public from (IL) Industrial, Light & (LD) Low Density Residential.

B. AGENCY COMMENTS

The following agencies were contacted regarding this proposal: Northwest Natural Gas, Pacific Power & Light, Stayton Cooperative Telephone Company, Stayton Police Department, Stayton Fire District, City of Stayton Public Works & Engineer and Uvision Cable.

Stayton Police Department stated they have reviewed the proposal and have no comments. Uvision Cable stated they were not affected by the proposal. City Engineer, Ed Sigurdson reviewed the proposal and his comments are included in the conditions of approval. No other agency comments were received.

C. COMPREHENSIVE PLAN AMENDMENT

COMPLIANCE WITH STATEWIDE GOALS

Goal 2: Land Use Planning

"The citizens in the area and any affected governmental unit should be given an opportunity to review and comment prior to any changes in the plan and implementing ordinances."

Finding: *Public notice of the hearing was mailed to 85 adjacent property owners, to the newspaper and posted on the property.*

Goal 8: Recreational Needs

"To satisfy the recreational needs of the citizens of the state and visitors"

Guidelines A. Planning 4. The planning of lands and resources capable of accommodating multiple uses should include provision for appropriate recreation opportunities.

Finding: *The City's objective is to expand recreational opportunities to the youth of our community. Diversifying the uses of the City park system broadens the number of participants that will utilize that system.*

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 public facilities in the way of water, sewer, storm sewer and a fully improved street lie adjacent to the site.*

Conclusion: The site meets the statewide goals 2, 8 and 11.

COMPREHENSIVE PLAN MAP AMENDMENT FINDINGS

Decision Authority:

Stayton Municipal Code (SMC) 17.12.370.1.d. "City Council Decisions": The council shall be required and empowered to review, evaluate, and render final decisions on all land use applications involving change to the development code, zone map, text or map of the comprehensive plan, or any annexation."

Comprehensive Plan Policies:

Chapter 1 F. Public Facilities and Services:

"Provide adequate and attractive park, recreation, and open space facilities."

Finding: *The City's objective is to provide for a variety of recreation opportunities. The proposed park use is an opportunity to expand on the recreational opportunities in Stayton.*

Chapter 4, PF-1 Public Facility Policies:

"The City of Stayton shall be the ultimate provide of the following urban services within the Stayton Urban Growth Boundary:.....5) parks and recreation facilities.."

Finding: *The City of Stayton's draft Park and Recreation Master Plan identifies there are 75.35 acres of park land within the City's Urban Growth Boundary. The draft plan proposes that by 2020, there will be a need to secure an additional 181.42 acres to meet the needs of our citizenry. Although the proposed park represents a minuscule amount of acreage relative to the total amount desired by 2020, it fulfills a specific recreational need.*

Chapter 5, Land Use Policies:

LU-1 "Land use designations and zoning shall be consistent."

Finding: *The request is to amend the Comprehensive Plan and Zone map from its present designations of (IL) and (LD) to (P) Public/Semi-Public. The Comprehensive Plan and Zone map designations will be consistent with one another.*

Chapter 5, Land Use Policies:

LU-2 "Zoning shall follow property lines and include entire rights of way as much as practicable."

Finding: *The property is to be partitioned with the plan and zone map designations following the property line boundary.*

D. Conclusion:

The property meets the criteria stipulated in Statewide Goals 2, 8 & 11 and standards and goals established in Stayton's Comprehensive Plan.

ZONE MAP AMENDMENT FINDINGS

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 placed into a 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: *Land use patterns in the area consist of a public school complex on the north side of Locust Street, directly across the street from the proposed park. The parks southerly property line abuts industrial designated property owned by Norpac. The easterly property line abuts a low density property and high density parcel and to the west a parcel owned by the public school district and a single family residence. The objective is to accommodate the skate park activity in the center of the property away from the residences. The exception would be a single family home on Locust Street on the east property line. This may require some type of buffering adjacent to this property.*

B.) Traffic generation and circulation.

Finding: *The proposed parking lot would accommodate six vehicle parking stalls. Added vehicular traffic to Locust Street would be insignificant.*

Executed City Council Order of Approval

File #14-07/03, Locust Street Park, Comprehensive Plan & Zone Map Amendments

Page 4 of 7

C.) Population density impacts.

Finding: *Not applicable to this application.*

D.) Potential adverse impacts.

Finding: *A potential impact from the park activity could be noise generated by park users. This may require some type of noise buffer in some areas of the park.*

E.) Other similar factors:

Finding: *No other factors that may cause negative impacts are known at this time.*

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

Finding: *The City presently has seven public parks consisting of a total of 75.35 acres. Each of these parks has a specialized activity from the passive natural open space to active community parks.*

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

Finding: *All public infrastructure is available to the site.*

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

Finding: *The zone map amendment is compatible with the proposed comprehensive plan map amendment. Both land use designations reflect public use.*

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

Finding: *The proposed zone change meets the spirit of the Oregon State Wide Planning Goals 2 Land Use Planning, 8 Recreational Needs and 11 Public Facilities.*

Conclusion: The proposed amendments from LD, and IL to P are justifiable under the criteria found in the Statewide Planning Goals and Stayton's Comprehensive Plan.

IV. ORDER

It is hereby found the application does meet the relevant standards and criteria for a Comprehensive Plan & Zone Map Amendment approval. THEREFORE, it is the decision of the Stayton City Council that the Comprehensive Plan & Zone Map Amendment be APPROVED.

V. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State, or Federal agencies.

The City of Stayton land use review and approval process does not take the place of, or relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions there on. The land use permit approval herein does not remove, alter, or impair in any way covenants or restrictions imposed on this property by deed or other instrument.

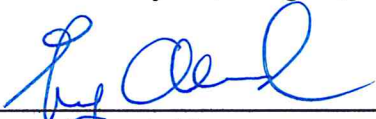
VI. APPEAL DATES

The City Council's action may be appealed within 21 days of its mailing of the decision. This may be appealed to the Land Use Board of Appeals (LUBA) pursuant to Oregon State Statute 197.805-855.

APPROVED BY A 3:1 (Thompson) VOTE OF THE STAYTON CITY COUNCIL ON THIS 15TH DAY OF DECEMBER 2003.

ORDER APPROVED BY A 3:1 (Thompson) VOTE OF THE STAYTON CITY COUNCIL ON THIS 20TH DAY OF JANUARY 2004.

Dated at Stayton, Oregon, this _____ day of January 2004.



Gerry Aboud, Mayor
Stayton City Council

1/26/2004
Date

ATTEST



Chris Childs, City Administrator

1/26/2004
Date

Attachment 'A'

The following is a list of individuals who testified at the City Council Public Hearing November 17, 2003, continued to December 01, 2003 and continued to December 15, 2003, regarding Land Use File #14-07/03, Locust Street Park Comprehensive Plan and Zone Map Amendment.

Nate Pattee	910 W. Locust Street	Stayton	Oregon	97383
David Nielson	2069 Cardinal Avenue	Stayton	Oregon	97383
Myrna Headrick	820 W. Locust Street	Stayton	Oregon	97383
John Peterson	798 W. Locust Street	Stayton	Oregon	97383
John Gest	2110 Pine Street	Stayton	Oregon	97383
Jimmy Silva	41283 Manitau	Stayton	Oregon	97383
Richard Silva	41283 Manitau	Stayton	Oregon	97383
Brian Alley	410 Cascade Meadows Dr.	Sublimity	Oregon	97385
Curt Froemke	1654 E. Virginia Street	Stayton	Oregon	97383
Josh Bullington	280 W. Ida Street	Stayton	Oregon	97383
Dan Brummer	525 W. Burnett Street	Stayton	Oregon	97383
Gary Rychard	555 NE Berry Street	Sublimity	Oregon	97385
Charlotte Klampe	7206 Lakeside Drive NE	Salem	Oregon	97305



First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

Salem Office - Main Branch - Marion County
280 Liberty Street S.E., Suite 100 • P.O. Box 825
Salem, Oregon 97308
Phone: (503) 581-0555 • Title FAX: (503) 362-9871

Dallas Office - Polk County
807 Main Street • P.O. Box 451
Dallas, Oregon 97338
Phone: (503) 623-5513 • Title FAX: (503) 623-6926

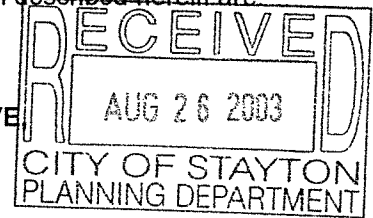
August 22, 2003
Order No. 7089-254994

City of Stayton
362 N. 3rd Avenue
Stayton, OR 97383

FIRST AMERICAN INSURANCE TITLE OF OREGON does hereby certify that the attached is a complete list of names and addresses of all the owners of the properties affected within 300 feet of the following described property; and, in addition thereto, we hereby certify that the owners of said parcel described herein are:

Vested in:

STAYTON CANNING COMPANY CO-OPERATIVE
an Oregon Corporation



The legal description is described as follows:

Commencing at the intersection of the North line of Ida Street in Stayton, Marion County, Oregon, and the West line of Section 10, Township 9 South, Range 1 West, Willamette Meridian, Marion County, Oregon; thence North 87° 29' East 20.02 feet; thence North parallel with the West line of Section 10, a distance of 410 feet; thence North 87° 29' East 446.07 feet, more or less, to the Northwest corner of land conveyed to Stayton Canning Co., by deed recorded in Volume 440, Page 586, Deed Records, Marion County, Oregon, as Fee No. 436,692; thence South 150 feet to the North line of Frichtl's Addition to the town of Stayton; thence North 87° 29' East 60.06 feet to the Northwest corner of Lot 5, Lot 1 of said Frichtl's Addition; thence North 150 feet; thence North 87° 29' East 134.42 feet; thence North parallel with the West line of said Section 10, a distance of 320 feet; thence South 89° 09' East 263.32 feet to a point in the center of Salem Ditch; thence Southeasterly along said center line to a point due South of the Southwest corner of a tract of land conveyed to D. N. Fitzgerald et ux, by deed recorded June 15, 1949, as County Recorder's Fee No. 372707, in Volume 405, Page 134, Deed Records of Marion County, Oregon; thence North to the Southwest corner thereof and the North side of said Salem Ditch; thence Southeasterly along the North line of said Ditch to a point which is South 89° 20' West of a point which is 20 feet South 89° West and 505 feet South 0° 11' East and 120 feet South 89° 20' West of the Northwest corner of Lot 1, Block 1, Smith's Addition to Stayton; thence South 89° 20' East to the Southeast corner of a tract of land conveyed to the Stayton Canning Company Co-op, an Oregon Corporation, by deed recorded September 12, 1949, in Volume 408, Page 122, Deed Records of Marion County; thence North 0° 11' West 330 feet; thence South 89° 20' West 210 feet to a point in the West line of the tract of land conveyed to D. M. Fitzgerald, et ux, in Volume 405, Page 134, Deed Records, Marion County, Oregon; thence North along said West line to the South line of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 10; thence West along said South line 238 feet, more or less, to a point 40 rods and 92 feet East of the Southwest corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10; thence North 240 feet; thence East 129.35 feet; thence North 300.00 feet; thence West 221.70 feet to the East line of Block 2, Forrette's Addition to Stayton, Marion County, Oregon; thence South along said East line 338.10 feet to the South line of Spaniol Street; thence South 89° 48' West 571.78 feet to the Easterly line of a County Road; thence South 44° 27' East along the Easterly line of said County Road, 213.02 feet to the South line of the Northwest quarter of the Northwest quarter of the Southwest quarter of the said Section 10; thence West along said South line to the North said of the Sanford Mill Race; thence Northerly along said Mill Race to the West line of Section 10; thence South along said West line 88 rods and 15.5 feet, more or less, to the North line of Ida Street and the place of beginning.

South Salem Branch
4625 Commercial Street S.E.
Salem, Oregon 97306
Phone: (503) 364-4480
FAX: (503) 585-1887

Keizer Branch
5605 Inland Shores Way N., Suite 108
Keizer, Oregon 97303
Phone: (503) 304-4001
FAX: (503) 304-4004

Stayton Branch
1161 N. First Avenue/P.O. Bc
Stayton, Oregon 97383
Phone: (503) 769-3431
FAX: (503) 769-4494

Attachment 'B'

SAVE AND EXCEPT: Beginning at a point on the East line of Section 9 which is 482.06 feet South of the quarter section corner between Sections 9 and 10, Township 9 South, Range 1 West of the Willamette Meridian, Marion County, State of Oregon; thence South 79° 29' East a distance of 604.22 feet to a point of curve; thence on a 465.83 foot radius curve to the left a distance of 93.64 feet to the East line of a tract of land deeded to the Stayton Canning Co. Co-op, as recorded in Volume 465, Page 733, in the Recorder's Office in Marion County; thence South along the East line of said tract of land and a continuation thereof a distance of 60 feet to a point 30 feet South of the center line of Washington Street; thence from a tangent line bearing South 89° 00' West on a 525.83 foot radius curve to right a distance of 105.70 feet to a point of tangent; thence North 79° 29' West a distance of 793.00 feet to the Section Line between Sections 9 and 10 in said Township 9 South, Range 1 West; thence North along the Section line a distance of 61.04 feet to the place of beginning.

ALSO SAVE AND EXCEPT the following:

Beginning at a point which is 20 feet South 89° West and 120 feet South 89° 20' West and 175 feet South 0° 11' East and 175 feet South 89° 20' West from the Northwest corner of Lot 1, Block 1, SMITH'S ADDITION to Stayton, in Marion County, Oregon; thence North 0° 11' East 35.0 feet; thence South 89° 20' West 35.0 feet; thence South 0° 11' East 35.0 feet; thence North 89° 20' East 35.0 feet to the place of beginning.

The attached list which is hereby made a part of the Certificate has been prepared by First American Title of Willamette Valley, and its employees. The list of names of the owners of the property furnished herewith, and the descriptions of the properties are accurate and correct and no name of any owner of property in the affected area, or the description of his or her property is omitted from the list furnished. The descriptions furnished are as listed on the current tax roll of Marion County, Oregon.

The addresses appearing on the accompanying list are Salem, Oregon unless otherwise stated, and are those found on the current tax roll, Polk-Marion County Directory, or the current Telephone Directory for Salem and its vicinity.

This report is issued as a special service only and is not to be construed as an issuance of title insurance. Liability is limited to the amount paid for this report and to the addressee. The charge for this service will not include supplemental reports, rechecks or other services.

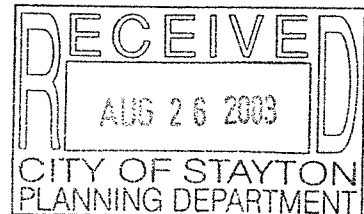
Dated this 1st day of August, 2003, in Salem, Oregon.

First American Title Insurance Company of Oregon

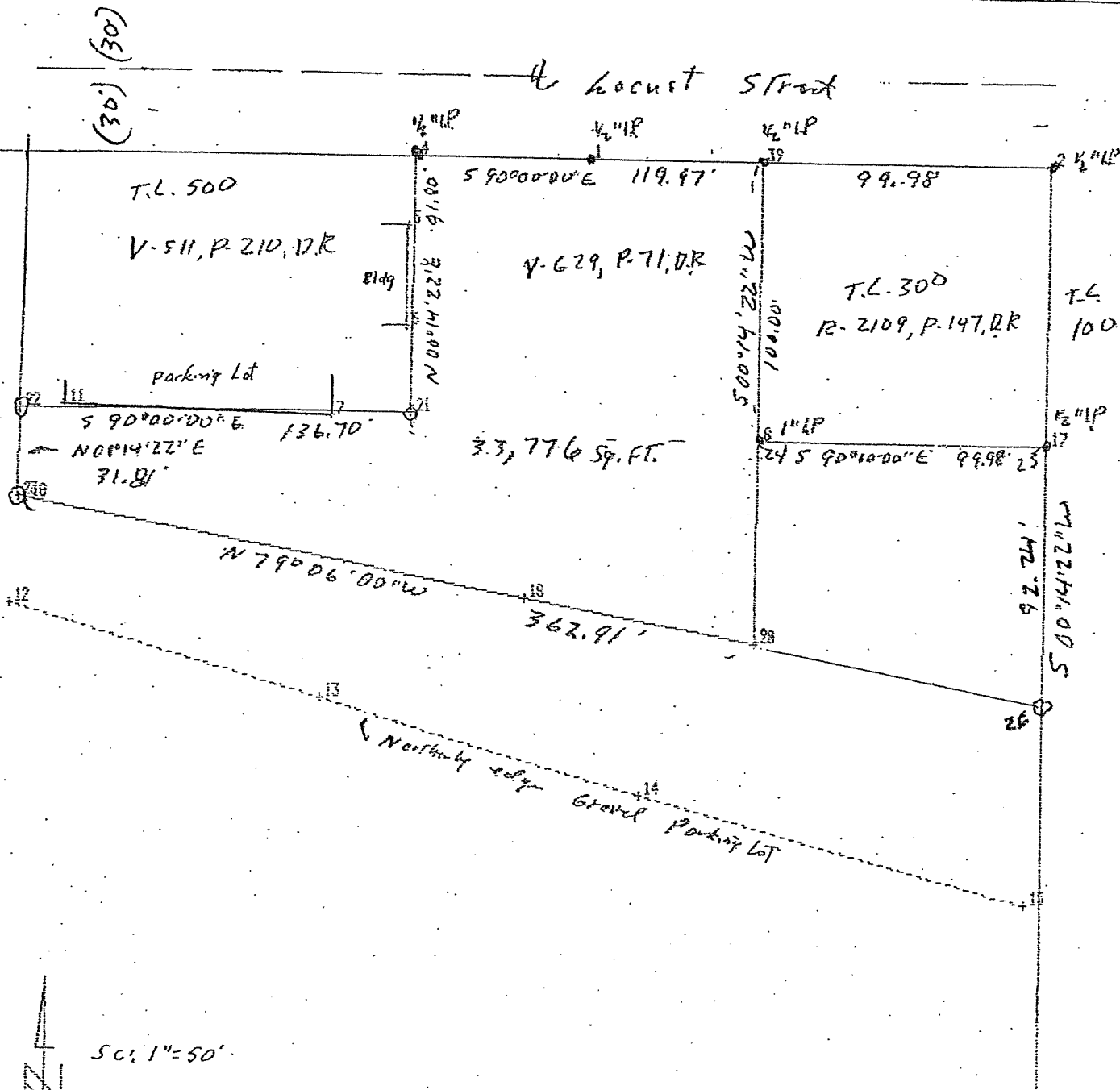
Dawn R. Walls

Dawn R. Walls
Title Assistant
(503) 581-0555

dw



NEW SET UP: SCALE =
ROTATE ABOUT POINT: 2, AT X = 7.50, Y = 7.00
ROTATION ANGLE: 0-00-00



CHAPTER 1.

Purpose

The purpose of this document is to establish a guide for the growth and development of the Stayton community. The plans and policies contained in this document are an adopted statement of public policy which will serve, not only as a guide in the decision making process, but also to communicate an understanding of the community's growth policies to the general public, other agencies, and the private landowner. A better understanding of specific goals, policies, and plans contained in this comprehensive plan will help the existing and future population of Stayton anticipate the needs of the community.

It is important to understand that because this plan is intended to serve as a guide to future development, more specific actions and programs must be undertaken to implement the goals and plans. A distinction between the comprehensive plan and implementing measures such as zoning, subdivision codes, public land acquisition, taxing policies, and public improvements must be understood. Implementing measures are specific and separate actions. The plan is not a zoning ordinance but a guide to future development.

Planning Program

The adoption of this plan will strengthen the planning program in Stayton. Limited flexibility has been built into the plan; however, responsibility must be exercised in its use and maintenance. Any major deviation from the plan goals or policies should be preceded by an amendment based on need and facts to support the change. Court cases and state legislation have given more weight to the comprehensive plan, and land use decisions must be in conformance with the policies and goals of the plan.

The following goals have been formulated in cooperation with the Stayton *City Council*, Planning Commission, the Stayton Citizen Advisory Committee, and interested individuals and agencies. The goals of the comprehensive plan are:

A. Physical Development

1. Create an aesthetically pleasing, safe, and efficient community environment.
2. Encourage the proper use and management of the Mill Creek and Santiam flood plains.
3. Encourage the orderly and efficient growth of the community based on social, physical, and economic factors.
4. Promote a desirable balance and location of land uses based on identified needs of the community.
5. Develop an urbanization pattern consistent with local and statewide goals.

B. Commercial Development

1. Discourage strip-type commercial development along major streets.
2. Promote the continued functioning and preservation of the central business district as the primary retail area of the community.
3. Provide adequate off-street parking facilities for commercial development.
4. Encourage a pedestrian-oriented atmosphere in the central business district.

C. Industrial Development

1. Promote the continued development and expansion of quality industrial facilities.
2. Provide for the needs of the community for future development opportunities by encouraging a balanced and diversified economic base in proportion to residential needs.

D. Housing

1. Provide necessary public facilities and services to maintain safe and healthful living conditions in residential areas.
2. Foster the maintenance and development of an adequate quantity and variety of housing types to satisfy the desired lifestyles and financial capabilities of the community's population.
3. Improve housing facilities that do not provide adequate or healthful living conditions and that threaten the continued desirability of adjoining residential areas.

E. Transportation

1. Develop an efficient and sound transportation system that encourages proper land development.
2. Encourage a balanced transportation system which minimizes community disruptions and promotes efficient movement of traffic around and through the community.
3. Encourage the development of bicycle and pedestrian-oriented modes of transportation.

F. Public Facilities and Services

1. Provide adequate and attractive park, recreation, and open space facilities.
2. Encourage urban development in areas with existing services and in those areas where future extensions of those services can be provided in the most feasible, efficient, and economical manner.
3. Encourage the protection and preservation of historic sites and structures.

4. Update public facilities systems (water and sewer) and capital improvements.

G. Energy Conservation

1. Encourage the economical use of energy supplies.
2. Encourage compact urban design through comprehensive planning and zoning measures.

H. Urban Growth Management (the plan establishes seven goals to manage the urban growth boundary)

1. The existing boundaries of the city should remain relatively unchanged until a major portion of the city's usable land has been developed for urban purposes.
2. Extension of the city's urban growth services should be preceded by careful evaluation of the facts with major emphasis given to the overall community costs and benefits. Extension of the city's water services outside the urban growth boundary of Stayton shall be prohibited, and extension of sewer services outside the Stayton and Sublimity urban growth boundaries shall be prohibited (Ord. 715, §1, April 1993).
3. Developments which can be served by a gravity flow sewage system should be given priority.
4. The city is the logical provider of services in the defined urban service area; therefore, development outside the city boundaries should be coordinated closely with the city *county*.
5. All government units whose responsibilities affect the growth and development of the Stayton area should review the urban growth program for the city.
6. The physical size of the urban service area will be relative only to time and the changing needs of the community. If the criteria used to delineate the urban service area change, the city will have need to re-evaluate its urban growth program.
7. The concept of acreage residential zoning as defined in the Marion County Zoning Ordinance should be applied to areas north and east of the city. This type of zoning permit acreage residential homesites at a specific density (e.g., 2, 3, 5 acres, etc.) based on the needs and physical limitations of the area. In some cases, farm use zoning may also be appropriate, especially for the area west of the city.

I. Applicable Statewide Goals

In 1973, the 57th Legislative Assembly of Oregon adopted Senate Bill 100 (ORS Chapter 197), otherwise known as the 1973 Land Use Act. The Act provides for the coordination of local comprehensive plans through state standards and review. State land use goals were effective on January 1, 1975, and are to be used by state, county, city, and special districts in preparing, adopting, revising, and implementing comprehensive plans.

Some of the nineteen statewide goals do not apply to the Stayton area. The Stayton Planning Commission and the Citizen Advisory Committee reviewed the 1973 Stayton Comprehensive Plan and deter-

mined that the following state goals did not apply to the Stayton area: Agricultural lands; Forest lands; Willamette greenway; Estuarine resources; Coastal shore lands, Beaches, and Dunes; and Ocean Resources. All parts of all the other twelve statewide goals did apply to the Stayton area.

J. Physical Setting

The City of Stayton is located in the eastern central portion of the Willamette Valley approximately seventeen miles east of the state capitol in Salem. The city is bounded on the north by State Highway 22 and on the south by the North Santiam River. Stayton is approximately 450 feet above sea level. The Cascade Mountain Range to the east rises to elevations of over 10,000 feet.

History of Stayton¹

Stayton is located on the north side of the North Santiam River, seventeen miles from the state capitol in Salem, and is the largest town between Salem and the Detroit Dam. It has grown from a nucleus of one house, one shop, and one mill in 1866 to a population of over ~~4,000~~ 5,000 in 1978 and ~~almost 5,000~~ 7,200 in ~~1989~~ 2002. Stayton is an attractive community with good schools, churches, shops, and industrial activities.

The first visitors to the Stayton area were impressed with its economic possibilities. Dr. W. H. Willson and Lewis Judson were members of the Methodist Mission which laid the foundation for the American

¹From Mathilda Siegmund Jones (edited), Marion County Historical Society.

settlement in Oregon territory. At the site of Stayton, they found a place to divert the water of the North Santiam River along a depression to Mill Creek, which flows into the City of Salem. The Mission Mill had been built along the Mill Creek at Salem in 1840, and had an inadequate supply of water. In 1844, Willson and Judson applied to the territorial government for the right to divert the waters of the Santiam. In 1849, they re-applied for an extension of their water rights. In 1856, the Willamette Manufacturing Company completed the project and dug the Salem Ditch to Mill Creek.

T. C. Sloper is said to have built a small grist mill and sawmill near the east end of the ditch in 1856. It was known as the "Little Red Mill" and was the first industry in the Stayton area.

The land in the Stayton area was taken in three donation land claims by James Linch, Stephen Porter, and David Kirkpatrick. In 1866, Drury Smith Stayton purchased land from James Linch (41 acres), part of which became the townsite of Stayton. Stayton built a carding mill and sawmill, which were the first industries in the original townsite. In 1870 the mill cut 500,000 board feet of lumber and dressed 20,000 board feet. The carding machine produced 10,000 rolls of wool.

In 1870, C. M. Thomas established a cabinet shop. By 1876 there was a chair factory owned by Leigh-Neff; the Stayton Mill by Queener; a sash and blind factory by Clark and Brothers; a tannery by Ritenour and Watson; wagon maker George Ritenour; and a gunsmith, E. S. Burson.

Besides being a farmer, Drury Stayton was a Baptist minister, a justice of the peace, a sawmill and carding machine owner, postmaster, chairman of the Mill Creek precinct of the Democratic Convention of 1855, trustee of Sublimity College in 1858, and candidate for Representative for Marion County at the Session State Convention in 1862. Drury Stayton's first plat was signed on September 27, 1872, and consisted of six blocks, now the business district of Stayton. Drury Stayton wanted to name the town Florence, after his youngest daughter, but there was already a town in Oregon with that name; he settled for a street named in her honor. The post office was established on May 7, 1872, with Dr. Samuel D. McCauley as postmaster.

In 1876, the ferry across the Santiam River was run by Frank Henline, who took it over from James Linch. In 1888, the first bridge was built; it was washed out in the flood of 1906.

The first newspaper was the *Stayton Sun* in November 1889. In 1890, the *Sun* was succeeded by the *Stayton Times*. In 1944, Horace Mann purchased the *Times* and changed the name to the *Stayton Mail*.

The first mayor was Lee Brown in 1884; however, the charter was not adopted until February 18, 1891. The Stayton Flour Mill, founded by Hobsons in the 1870s, and the Stayton Canning Company Cooperative, established in 1924, were Stayton's major industries.

The City of Stayton is a far cry from Drury Smith Stayton's original one house, one shop, and one mill of 1866.

Population

Population data, especially anticipated population growth, indicate a city's probable future needs. Projected population growth is compared to existing land use and development to assess future land use needs as well as the additional public facilities and services needed for a larger population.

A. Historic Population Growth

As shown in Table P-1, Stayton's population has increased every decade since 1900, except for 1910 to 1920. The greatest growth over a decade in absolute numbers occurred from 1970 to 1980, when the city grew by 1,226 persons. There have been several 20-year periods when the city's population approximately doubled: these include the periods from 1940 to 1960, 1950 to 1970, and 1960 to 1980.

Table P-1
History of Population Growth²
City of Stayton

YEAR	POPULATION	PERCENT CHANGE PER PERIOD
1900	324	0
1910	703	53.9 116.9
1920	679	-8.3 -3.4
1930	797	18.5 17.4
1940	1,085	26.5 36.1
1950	1,507	28.0 38.9
1960	2,108	28.5 39.9
1970	3,170	33.5 50.4
1980	5,396 4,396	27.9 38.7
1981 1990	4,600 5,011	4.6 13.9
1982 2000	4,530 6,816	-1.6 36.0
1983 2001	4,615 6,960	1.9 2.0
1984 2002	4,715 7,200	2.2 3.4
1985	4,815	2.1
1986	4,785	-6
1987	4,875	1.9
1988	4,945	1.5

B. Population Characteristics

The age distribution of Stayton's population from 1950 1970 to 1980 2000 is shown in Table P-2. The median age in Stayton of 30.8 in 1950 dropped to 25.2 in 1970 was 25.2, and rose again to 27.9 32.3

²U.S. Census for 1900 to 1980 2000; PUS PSU Center for Population Research and Census for 1981 to 1988 2001

years in 1980 2000. Individuals 65 years and older comprised approximately 11 percent of the population in 1980. The city's population is *Although the city's median aged population is older, it is still younger than the State of Oregon as a whole, which had a median age of 30.2 36 years and 11.9 percent 65 and older in 1980. This is also evident in the fact that the two dominant age groups are 0-14 and 25-44 which equates to a predominance of young couples with children.*

In the City of Stayton there were 1,170 families out of 1,599 households (73 percent) in 1980. The average size of all households in 1980 was 2.75 persons. The combination of a predominance of families and a relatively young population means that Stayton can expect substantial growth due to natural increase as well as in-migration in the years ahead.

Table P-2
Age Distribution²
City of Stayton

AGE GROUP	1950	1960	1970		1980		1990		2000	
0-14	444	658	1,088	34%	1,150	26%	1,204	24%	1,700	25%
15-24	192	306	451	14%	826	19%	817	16%	1,085	16%
25-44	410	493	761	25%	1,194	27%	1,530	31%	1,887	28%
45-64	299	435	570	18%	726	17%	800	16%	1,307	19%
65 and over	162	216	300	9%	500	11%	660	13%	837	12%
TOTAL	1,507	2,108	3,170	100%	4,396	100%	5,011	100%	6,816	100%

C. Population Projections

Table P-3 presents the population projections for the City of Stayton and Sublimity area that were developed for the 208 Water Quality Management Program in 1977. These projections are a fundamental part of the public facilities planning for the Stayton urban area and have been since the 1970s. The 208 wastewater projections were used in the 1979 plan to assure its consistency with the city's public facility planning. These projections were also used in the City of Stayton's "Master Utilities Plan" in 1988. The Bureau of Census established the city's 2000 population at 6,816. Portland State Center for Population Research and Census credited Stayton with having a population of 6,960, or a 2% increase for the year 2001, and 7,200 for 2002, or a 3.4% increase. Marion County projects Stayton will realize an 11% growth rate between 2010-20, and 8, 6, 7% over the next three decades, respectively. Stayton's projection reflects a moderate growth rate for the next 20 years.

Table P-3
1979 Revised Section 208 Water Quality
Population Projections³

³Mid-Willamette Valley Council of Governments, 1977 Growth rate for 2010 and 2020

	1970	1978	1980	1985	1990	1995	2000
Stayton	3,170	4,460	5,100	6,500	7,900	9,600	11,300
Sublimity	—634	1,150	1,250	1,450	1,650	1,800	2,100

	1970	1980	1990	2000	2010	2020	2050
Stayton ³	3,170 (50%)	4,396 (39%)	5,011 (14%)	6,816 (36%)	8,018 (18%)	9,468 (18%)	
Marion County ⁴					7,573 (11%)	8,330 (10%)	10,600 (7% avg.)

Table P-4 shows a revised population projection for Stayton that was developed by the Mid-Willamette Valley Council of Governments (MWVCOG) in coordination with area cities and counties. The population projections for 2005 would include an estimated 205 people (75 households x 2.75 persons) who currently live between the city limits and the urban growth boundary.

The revised projections recognize the effects of the economic depression of the early 1980s that slowed, stopped, or reversed the growth of many Oregon communities. However, the City of Stayton's population did continue to grow from 4,396 in 1980 to 4,715 in 1984. Due to the unanticipated severity of this depression, the city did not grow at the rate projected in the 1979 plan. Substantial growth in Stayton over the next 20 years is still anticipated. For this reason, Stayton is now expected to reach a population of 11,500 in 2005, rather than 2000 as was previously projected.

Table P-4
Population Projection for Stayton to the year 2005
City of Stayton
Family Households

1980	1984	1990	1995	2000	2005
4,396 ⁴	4,715 ⁵	6,650 ⁶	8,270 ⁷	9,880 ⁸	11,500 ⁹

⁴1980 Census (April 1, 1980)

⁵1984 PSU-Certified Population Estimate (July 1, 1984)

⁶MWVCOG Memorandum of February 19, 1985

⁷*Ibid*

⁸*Ibid*

⁹*Ibid*

	1980	1990	2000
<i>Total Households</i>	1,599	1,863	2,519
<i>Family Households</i>	1,170	1,362	1,852
<i>Average Family Size</i>	2.75	2.69	2.70

D. Household Size

In the City of Stayton there were 1,852 families out of 2,519 households in 2000. The average size of all households in 2000 was 2.70 persons. The combination of a predominance of families and a relatively young population means that Stayton can expect substantial growth due to natural increase as well as in-migration in the years ahead.

Citizen Involvement Program

Goal 1 of the Oregon Land Conservation and Development Commission (LCDC) requires that all cities have an adopted program to involve citizens in the planning process. The six basic functions of citizen involvement are:

Representation
Communication
Opportunity

Technical Information
Feedback
Financial Support

The six functions should be the object of a citizen involvement program. The City of Stayton has sought and supported citizen involvement in the past and will continue to do so.

A. Representation

The mayor has appointed the planning commission which is the key mechanism to citizen involvement. The mayor will seek to appoint a diverse group of citizens to the nine-member planning commission which will form the basis of the citizen involvement program. A committee appointed by the commission chairman, the Citizen Advisory Committee (CAC), will help in the comprehensive plan periodic review and other special projects. Membership on the CAC is open to anyone living in or owning property in the Stayton area. Members of the CAC will attend planning commission meetings to offer their help and input.

B. Communication

The CAC will attend planning commission meetings and workshops. All city council and planning commission minutes will be available to the newspaper and will also be utilized to communicate with the community.

C. Opportunity

The city has tried to provide adequate opportunity for all persons to be involved in the planning process. All meetings will be announced in advance and scheduled on a regular basis. Notices of meetings will be published and placed in key locations throughout the community.

D. Technical Information

Information received by the city will be kept on file and made available to the public. The city administrator will call on the staff to help explain the material to the general public if the information is of a technical nature. Additional information may be obtained from the Marion County Planning Office.

E. Feedback Systems

The city relies heavily on the local newspaper and public participation and workshops to get feedback from actions taken by the city council and the planning commission. The city staff and officials are available for questions and comments.

F. Financial Support

The city has budgeted monies for planning commission and CAC for the periodic review process.

The citizen involvement process has been functioning in Stayton for many years and will continue in the years ahead.

CHAPTER 2.

Natural and Historic Resources

This element of the Stayton Comprehensive Plan discusses the natural and historic resources within the City of Stayton's urban growth boundary (UGB). It addresses those resources covered by Statewide Planning Goal No. 5, as well as goals 6, and 7.

Environmental Issues

A. Climate

Stayton's climate has warm, dry summers and mild, wet winters. The most notable climatic feature is the seasonal distribution of precipitation. About 60 percent of the average annual precipitation (53 inches) falls from November to March. Usually only 5 percent of annual precipitation falls from July to September. The daily low mean temperature is 33 degrees in January and the high daily mean is 82 degrees in July. The growing season is about 180 days.

B. Air Quality

The federal government requires states to establish air quality standards to protect public health and the environment under the Clean Air Act. Oregon received approval of its State Implementation Plan on May 31, 1972. Specific information on air quality standards can be obtained from the Oregon Department of Environmental Quality (DEQ) and the regulations relating to air quality control are in the Oregon Administrative Rules (OAR) Chapter 340. Stayton is in a Class II area for "Prevention of Significant Deterioration" under the Clean Air Act. This allows some increases in air emissions subject to "New Source Review" under OAR 340-Division 20.

Air quality is monitored throughout Marion County, including the City of Stayton, by the Salem Regional Office of the Oregon Department of Environmental Quality. Stayton has common airshed with other communities and rural areas and shares their air quality problems. The major sources of air pollution in Stayton are automotive emissions and field burning and slash burning in the surrounding rural areas. Industrial air pollution is minimal in Stayton at this time.

The pattern of land use development can have a significant effect on the need to use the automobile. More compact urban designs and proximity of jobs and services to residences are ways that land use can limit automobile pollution. The main mechanism for control of industrial air emissions is DEQ's regulations establishing ambient air quality standards and specific emission limitations in OAR 340.

C. Noise

The DEQ Noise Control Division, under OAR Chapter 340, Division 35, has adopted noise control regulations. Division 35 includes controls over new and used vehicles as well as for industrial and commercial activities. The DEQ standards are the minimum standards for the City of Stayton.

Currently no industrial or transportation related noise sources are significant problems in or near Stayton. Industrial sources will be controlled through the DEQ noise regulations. As the City of Stayton grows to the north and traffic increases on Highway 22 (the northern boundary of the UGB), the potential exists for noise levels to be a problem.

The northwest corner of the UGB contains highway oriented commercial uses and the golf course. There are a few existing houses between the golf course and Cascade Highway and the area is designated for residential development. Along the highway between Cascade Highway and Fern Ridge Road, the land is mostly in the floodplain and will not have noise sensitive development. Between Fern Ridge Road and the east end of the UGB is an area designated for residential development. A potential noise related conflict exists where residential development is planned. The noise potential is increased by the grades of the highway and the expected increase in total traffic and truck traffic volume. Several factors would serve to mitigate noise impacts in the future. These include:

1. Oregon DEQ requirements will reduce allowable noise levels for new trucks.
2. The Oregon State Highway Division can evaluate noise impacts and install noise barriers, if needed, when Highway 22 is widened from two lanes to three or four lanes.
3. The City of Stayton can evaluate potential noise impacts when development proposals near the highway are reviewed.

The combination of source control, noise barriers, and proper development of noise sensitive uses should avoid the creation of a noise problem in Stayton.

Water Resources

A. Water Areas and Wetlands

The North Santiam River is the southern edge of the urban growth boundary. The North Santiam River above Stayton drains approximately 695 square miles. Mill Creek drains approximately 15 square miles northeast of Stayton. Mill Creek passes through the Stayton urban growth area from a point just east of the Stayton-Sublimity Road under Highway 22, and runs westerly approximately parallel to the highway. The Salem Ditch and Stayton Power Canal (West Stayton irrigation ditch) divert water from the North Santiam and pass through the southern part of Stayton. Salem Ditch also forms part of the western edge of the UGB until its confluence with Mill Creek.

~~In January 1987, the city staff undertook an inventory of wetland areas. It was determined that the National Wetlands Inventory should be used to identify wetland resources within the city. That inventory is hereby incorporated as a support document to this comprehensive plan.~~

~~The following findings are made about these wetland areas:~~

- ~~1. Site 1 (Lucas Ditch and Mill Creek) is considered a medium to high quality natural resource. Approximately 5.6 acres of this site, out of a total of 20.8 acres, is uncultured emergent wetland with the balance having similar soil types but not being continuously saturated. The higher land is grazed by cattle. The 5.6 acre area is significant to the community as it provides a sanctuary to small birds and aquatic wildlife. The higher ground, however, is only~~

wet for a portion of the year. It is not considered significant as it does not provide a wetland resource of any consequence. This land is zoned for residential use. There is a greater need to utilize this land for this purpose, especially considering it is surrounded by urbanized or urbanizable land, than to maintain it in essentially agricultural use.

2. Site 2 (bounded by Pioneer Park/Salem Ditch/Power Canal [north] and the North Santiam River [south]) is an excellent wetland resource. It is an island and is preserved as a wilderness park. It is not threatened by pressure to change its character, but land use changes in the vicinity will be carefully reviewed considering the wetlands in the immediate area.
3. Site 3 (Stayton Water Supply Facility) is found to be relatively insignificant. Its small size and manmade nature make an area that the community finds would be better put to another use.
4. Site 4 (Stayton Industrial Park Detention Basin) is a manmade feature. It is emerging wetland. Since it was required to be built by the city for storm drainage detention, it will probably exist for the foreseeable future. It may be threatened, however, by activity on nearby properties.

These four wetlands are listed as 1-b wetland resources under the Goal 5. Review procedures, since the city does not have sufficient information available to determine whether the location, quantity, or quality of the resource warrants designation as significant wetlands. The Division of State Lands will be conducting a statewide inventory of significant wetlands. The city intends to coordinate wetlands management with the Division of State Lands and U.S. Army Corps of Engineers. Policy NR-14 is adopted to guide the city in consideration of development proposals in the vicinity of these sites.

In November 1998 the Division of State Lands approved the City of Stayton's local wetlands inventory and assessment. That was completed by Fishman Environmental Services. That inventory is hereby incorporated as a support document to the Comprehensive Plan.

Thirty wetland sites were inventoried within the Stayton UGB. Wetlands were identified based on the methodology contained in the 1987 Corps of Wetlands Delineation Manual and were inventoried and mapped according to the Local Watersheds Inventory Onsite and Offsite procedures. Approximately 245 acres of wetlands were identified within the study area including open water (17.5 acres), emergent (107 acres), scrub-shrub (7.5 acres), forest (85 acres), forest mosaic (18 acres), emergent mosaic (5.5 acres), and filled wetlands (4 acres). Thirteen riparian sites were documented. See Table W-1.

Table W-1
Wetlands of the Study Area

Total Acres	Wetland Type	Percent
17.5	Open Water (OW)	7.2%
107	Emergent (EM)	43.0%
7.5	Scrub-Shrub (SS)	3.1%
85.4	Forest (FO)	35.3%
23.5	Mosaic	9.7%
4.1	Fill	1.7%
245	Total Wetlands	100%

Twenty six of the 30 wetland sites were combined into 21 wetland units for assessment using the Oregon Freshwater Assessment Methodology (OFWAM), which evaluates wetland functions and values relative to other wetlands within the study area; 4 wetlands were too small to evaluate. These 21 wetland units represented two major wetland drainage systems (Mill Creek and North Santiam River) and 10 isolated wetlands.

The Locally Significant Wetlands criteria recently developed by the Division of State Lands (DSL) were applied to the wetland units within the city; 16 of the 21 wetland units met the criteria and are considered Locally Significant Wetlands.

The City will coordinate wetlands management with the Division of State Lands and the U.S. Army Corps of Engineers. Policy NR-14 is adopted to guide the City in consideration of development proposals in the vicinity of these sites.

B. Watershed

The watershed for the City of Stayton's (as well as Salem's) water supply is the North Santiam River basin upstream from Stayton (Geren) Island. The vast majority of the land upstream is forested, and the water quality of the North Santiam is quite good. The level of development planned in the watershed in Linn and Marion counties is consistent with continued high water quality in the river.

Water Quality Protection

A. Surface Water

The City of Stayton operates its sewage treatment system subject to a National Pollutant Discharge Elimination System (NPDES) permit and in compliance with DEQ rules, standards, and plans as established in ORS 468 and ORS 340. These DEQ rules, standards and plans cover aspects of wastewater treatment ranging from state approval of construction plans for treatment plants to effluent standards and sludge disposal. Stayton's NPDES permit was modified in 1985 to bring it into accord with the DEQ Water Quality Management Plan for the river basin. The Stayton sewage treatment discharges to the North Santiam River have consistently been within the effluent limitations of the NPDES permit and DEQ river basin plan.

Stayton's development ordinance requires compliance with DEQ water supply and sewage disposal standards prior to the development of the properties within the city.

B. Ground Water

The City of Stayton does not rely to any significant degree upon groundwater for its water supply. The city wells are located near the North Santiam River and the wells induce infiltration from that surface water source. The city's sanitary sewer system prevents groundwater contamination from adversely affecting groundwater users in rural Marion County west of Stayton. Existing and planned storm sewers will help maintain the treatment capacity of the sanitary sewer system as well as lowering seasonal high water tables in some parts of the city.

Flood Plain

The flood plain along the North Santiam River and Mill Creek is primarily in agricultural use, mostly pasture and croplands. Little residential or commercial development is located in the flood plain, although the city's water treatment plant is in the North Santiam River flood plain. The North Santiam River has modified its course precluding most development, so that flood plain closest to the river has retained its native riparian forest. Mill Creek also retains some riparian vegetation. The higher parts of the flood plains have been cultivated as cropland along the river or used as pasture along Mill Creek.

A. Principal Flood Problems

Flooding is the significant natural hazard in the Stayton area. Major floods have been caused by rain melting a winter snowpack (as happened in 1964) or by rapid spring snowmelt. Flooding along Mill Creek has been primarily due to heavy winter rainfall, often combined with some snowmelt on saturated or frozen ground. The December 1964 flood along the North Santiam River was approximately a 75-year event, and the December 1945 flood would be rated a 160 year event, though this does not reflect the effects of current flood control storage in the basin.

B. Flood Protection Measures

The only structural flood protection measure constructed within Stayton is a revetment upstream of the city's water treatment plant. Big Cliff Dam and Detroit Dam, constructed on the North Santiam River upstream of the City of Gates, provide flood control storage that has greatly reduced natural peak flows. Though not implemented, the U. S. Soil Conservation Service once proposed a small dam on Mill Creek upstream of Stayton that could provide flood storage. The City of Stayton prepared a study in 1982 of the Mill Creek flood plain that recommended a system of dikes and detention basins to contain floodings. The study has not been adopted by the city.

C. Flood Insurance Study Maps

The City of Stayton is a participant in the National Flood Insurance Program. A prime purpose of the National Flood Insurance Program is to encourage state and local governments to adopt sound flood plain management programs based upon study of local flooding problems.

Stayton's Flood Insurance Study, *was* completed in 1978, *and updated in January 200⁰* and includes a flood boundary maps to assist in developing sound flood plain management measures *identifying flood prone areas.* ←

As a national standard, the 100-year flood (*a one percent chance of being equaled or exceeded in any given year*) was adopted by the Federal Insurance Administration as the base flood for purposes of flood plain management. For each stream studied in detail, the boundaries of the 100-year and sometimes 500-year floods have been delineated on *the* Flood Insurance Rate Maps.

Encroachment on flood plains, such as artificial fill, reduces the flood-carrying capacity and increases flood heights, thus increasing flood hazards in areas beyond the encroachment itself. Flood plain management involves balancing the economic gain from flood plain development against the potential increase in flood hazard. The Flood Insurance Program uses the concept of a floodway as a tool to assist local communities in flood plain management.

The area of the 100-year flood is divided into floodway and a floodway fringe. In cases where the floodway and 100-year flood boundaries are close together, only the floodway boundary is shown on

the Floodway and Flood Insurance Rate maps. The floodway is the channel of a stream, plus any adjacent flood plain areas, that must be kept free of encroachment in order that the 100-year flood be carried without substantial increase in flood heights. As a minimum standard, the Federal Insurance Administration limits increases in flood heights to 1.0 foot, provided that hazardous velocities are not produced.

D. Flood Plain Overlay Zone

To reduce the loss of life and property due to flooding, the City adopted the Flood Plain Overlay Zone and Flood Plain Management Regulations in 1979, and amended them in 1987, and in 1989, and in 2000. The Flood Plain Overlay Zone and Flood Plain Management regulations control additional development in the flood plains and regulates the use of those areas subject to periodic flooding. The overlay zone is in addition to the regular zoning and land use designation for each parcel. Boundaries of the Flood Plain Overlay Zone are shown on the comprehensive plan map and on the floodway and flood insurance maps kept at Stayton City Hall.

Land Resources

A. Topography

The City of Stayton is located on the eastern edge of the Willamette Valley between the North Santiam River and the Waldo Hills. The area in the city is relatively flat except for the western end of Fern Ridge, which is included in the northeast section of Stayton. A hill about 50 feet high at Third Avenue south of Fern Ridge Road can be followed to the east where it becomes a cliff about 70 feet high east of the city limits on the north side of East Santiam Street. At the eastern edge of the UGB the cliff merges with a hill 658 feet in elevation. This hill is about 160 feet higher than the flat land to the south.

The highest elevation within the existing city limits is 565 feet and the lowest is less than 420 feet along the North Santiam River. As discussed in the Public Facilities element, the 465-foot contour separates the city water system into a high level and low level distribution system. The highest elevation within the urban growth boundary is 658 feet; however, the reasonable limits of city water service are about 600 feet in elevation, which will require a new reservoir (see Public Facilities element).

The lowest land within the urban growth boundary is the 400 foot elevation at the confluence of Salem Ditch and Mill Creek in the northwest corner of the UGB. The sewage treatment plant in the southwest corner of the UGB is 420 feet in elevation.

B. Steep Slopes

The Marion County natural hazard inventory mapped areas of excessive slope and landslide areas. Neither of these natural hazards appears in the Stayton area on the Marion County map (Marion County, 1982). The areas that do have steep slopes of 12 to 20 percent are expected to see little or no development. Policy NR-15 is adopted to guide development in these areas.

C. Geology

Stayton lies within a geological area called the Stayton Basin. The floor of the basin consists mostly of a gravelly alluvial fan extending west from Stayton. This formation, known as Linn Gravel, was deposited by the North Santiam River and is 30 to 40 feet thick. The gravel overlies the Fern Ridge formation exposed in the hills northeast of Stayton. The Fern Ridge Tuffs are composed mostly of volcanic ash and pumice. The Fern Ridge Tuffs, in turn, lie on a formation called Stayton Lavas, which are a medium gray to dark gray basalt. The basalt is exposed on slopes where younger formations have been stripped off (Thayer, 1939).

D. Mineral and Aggregate Resources

Areas adjacent to the North Santiam River contain potential aggregate (sand and gravel) resources. The majority of the area is also suitable for agriculture and residential development. The Stayton area, northern Linn County, and eastern Marion County, currently obtain the necessary aggregate for commercial purposes from private sources outside the Stayton urban area. There are four aggregate sites near Stayton on the south side of the North Santiam River in Linn County (Gray and Throop, 1981).

A second source of aggregate is located north of East Santiam Street and slightly east of the Stayton city limits. The site, known as the Zimmerman Quarry, is owned by the State Highway Division, Oregon Department of Transportation:

The quarry is important enough to include in the Goal 5 inventory of aggregate sites. It yields rock for highway maintenance purposes and has the quantity to meet those needs over a long period of time. Moreover, it is located only a short distance away from the North Santiam Highway, so it is readily accessible for highway maintenance purposes. Zimmerman Quarry is on a rock ridge which extends from Stayton proper easterly approximately one-quarter to one-half mile beyond the highway. It is basalt intrusive with a platy structure which allows for an excellent selection of material for free-draining backfill, gabion basket construction, and good shoulder aggregate. The rock is of such a nature that very little effort is needed to stockpile and load it. It is estimated that there are approximately 1.5 million cubic yards of rock available at this site.

Since the quarry qualifies for inclusion on the plan inventory, a conflicting use analysis needs to be done. Over time, the potential for land use conflicts due to noise, dust, traffic, and aesthetics, will increase as the city grows eastward. Presently, however, only one house is located near the quarry. The surrounding area is characterized by farm uses and the city limits is located about a third of a mile away. Future conflicts must be minimized so that there would be no need to forbid residential development in the vicinity or to forbid future use of the quarry.

The Division's use of the quarry is variable, and the amount of rock removed depends on the need; however, during any given year, the amount removed has been generally about a thousand cubic yards. Because of the platy structure of the rock, it can be excavated by a bulldozer, no blasting is necessary. A bulldozer can excavate and stockpile two to three years' worth of the material in a day. The hauling of the excavated rock away from the quarry would occur as the material is needed, but would not require more than several days' work each year at the quarry.

The Division owns about nineteen acres of land surrounding the quarry. The quarry itself is situated near Old Melama Highway and is approximately centered between the east and west property lines. Therefore, the Division's own property can provide good buffers between the quarry and surrounding uses if adequate screening is included.

If properly regulated, coexistence can occur because of the current nature of the highway division's use of the quarry, the type of rock, the buffers provided by the Division's ownership, and the lay of the land:

In order to protect the resource, the site is designated as Public Use on the comprehensive plan and would be zoned Public/Semi-Public upon annexation to the city. This zoning designation, coupled with the size of the property and the state's efforts to protect the site by retaining the surrounding buffer area, will serve to protect the resource from conflicting land uses. However, this in and of itself does not constitute adequate protection to the current and future residents of the surrounding area.

It is necessary to regulate the use so that there is long term assurance that the low current level of activity is being maintained, so that there is no change in the nature of the extraction process, so that there is adequate noise, dust, and visual screening installed, and so that there is the long term assurance that an acceptable reclamation plan is in place. To this end, the AE (Aggregate Extraction) Overlay Zone has been created and applied to the property. The AE zone will protect the community from the negative effects of the resource area. By providing a framework for operation of the quarry, the AE zone also helps remove the threat that the quarry would have to be shut because of its negative impacts.

E. Soils

The USDA Soil Conservation Service, in cooperation with the OSU Agricultural Experiment Station, published the "Soil Survey of Marion County, Oregon" in 1977. The soil survey mapped soils in detail within the Stayton UGB and rated each soil according to its development limitations and resource characteristics.

The City of Stayton and urban growth area encompasses a diversity of soils that are described by 20 distinct mapping units of the soil survey. The soils of the Stayton area are generally suitable for urban development, although many lowland soils have significant limitations for septic tanks and drainfields. Detailed information about the soil present at particular sites in the Stayton area is available in the "Soil Survey of Marion County."

F. Agricultural Lands

The soil types within the urban growth boundary are predominantly Soil Capability Classes I and IV, which are defined as agricultural lands in western Oregon by Statewide Planning Goal 3. Approximately 1,350 acres within the UGB were in agricultural use in 1985. As shown on aerial photography, this includes 460 acres of pasture, 220 acres of dry cropland, and 670 acres of irrigable cropland. It is expected that only 185 acres used by NORPAC Foods, Inc., formerly Stayton Cooperative Cannery, for spray irrigation of cannery wastes, will remain in agricultural use throughout the planning period. Other agricultural lands will be converted to urban uses in accord with the city's urban growth program.

G. Forest Lands

There is no commercial forest land within the Stayton UGB. As shown on aerial photography, some *Approximately* 40 acres are planted to Christmas trees and approximately 350 acres of land support either groves of trees (oak, maple, or fir, depending upon location), or riparian forest near Mill Creek

and the North Santiam River. Most of the forested lands are protected by their designations and such zones as "Public" and "Semi-Public" use. The rest is generally designated or zoned for residential uses, which favors the retention or planting of trees for their amenity value (shade, windbreak, beauty to homeowners and residents).

Open Space

The flood plains of Mill creek and the North Santiam River are open space areas. Access to and along Mill Creek and the North Santiam River can be improved to allow greater recreational use and scenic enjoyment. A bicycle and jogging path system that follows the flood plains as well as major streets would help extend access to open space for residents and visitors to the Stayton area. Parks, schools, and recreational facilities also provide open space and these are discussed in the Parks and Recreation section of the Public Facilities element.

Specific open space resources in and near Stayton include:

1. Publicly owned parkland
2. Public and parochial school land
3. Santiam Golf Club's 18-hole course
4. The Mill Creek and North Santiam River flood plains
5. The canals (ditches) that pass through the city
6. Cemeteries

Potential conflicts with open space use are precluded by the policies and development regulations adopted by the City of Stayton and Marion County.

The parks, schools, golf course, and cemeteries are presently designated and those within the city are zoned for public use. The flood plains and the waterways are protected by a combination of public ownership and Flood Plan Overlay zoning. The subdivision section of the development ordinance requires a 5 percent set-aside or a contribution in lieu of land set-aside for parks and open space purposes.

Energy Sources

There are two renewable energy sources located within Stayton: water power and solar energy. Other renewable energy sources are not present within the UGB to any significant degree.

Hydroelectric power has been generated by Pacific Power and Light's generator on the Stayton Power Canal for many years. The Santiam Water Control District has constructed another hydroelectric generator on the power canal that went on-line in the fall of 1985. The use of the canals that run through Stayton to generate power has proven to be a compatible land use and no conflicts with these uses are anticipated.

Solar energy is being used increasingly in Stayton for space heating and solar water heating. Incorporation of solar features is expected to become increasingly common in new construction in the Stayton area. The existing uses of solar energy appear to be compatible with other resources and surrounding uses.

Historic Site Structures and Landmarks

Stayton's early history can still be seen at several sites in the original townsite. The City has prepared an "Historic Context Statement" describing the general history of the Stayton area and the development of the community. An inventory of historic resources in Stayton has been developed so that visitors, as well as residents of Stayton, may enjoy their value.

Inventory sheets list architectural features, historic uses, places each site or structure in context of the historical development of Stayton and indicates the significance or non-significance of each site. Sixteen sites, including twelve from the 1979 Stayton Comprehensive Plan, were evaluated and inventoried. After a determination of significance, ESEE analysis, and evaluation of conflicting uses, twelve were included on Table NR-1, the Historic Resources Inventory. One resource, the Paris Woolen Mill, is also listed on the National Register of Historic Places.

**Table NR-1
Historic Resources
City of Stayton**

SITE NO.	HISTORICAL NAME	LOCATION	PRIOR/CURRENT USE
1.	A.D. Gardner House	633 N Third	A.D. Gardner residence Stayton Flowers & Gifts
2.	Charles Stayton House	784 N Third	Charles Stayton residence Mary E. Stayton residence
3.	Paris Woolen Mill	535 E Florence	Woolen mill, office, store On National Register of Historic Sites
4.	Stayton Paint Shop	308 E Water	Chair factory Fred Lau residence Ernst and Lee Lau residence
5.	Gehlen/Sims Building	189 N Second	Gehlen General Store Currently storage building
6.	Stayton Mercantile (Burmester Building)	429 N Third	Livery stable, mercantile Antique store
7.	Buster House	444 E Ida	Uriah Whitney residence Michel Lau residence
8.	Women's Club Building	260 N Second	Women's Club Building Stayton Library Santiam Historical Museum
9.	Mountain States Hydroelectric Project	Power canal at Third Avenue	Hydroelectric turbine power generator operated by Mountain States and then Pacific Power.
10.	Thomas Y Covered Bridge (now Jordan Bridge)	Pioneer Park over Salem Ditch; Seventh Ave at Marion	Reconstructed covered bridge
11.	Salem Ditch (site location only)	N Santiam River at Mill Creek	Man-made waterway to provide water to Salem woolen mills

SITE NO.	HISTORICAL NAME	LOCATION	PRIOR/CURRENT USE
12.	Stayton Power Canal (site location only)	N Santiam River and tailrace	Drury Stayton ditch and tailrace, man-made waterway to provide water to early industries near Water Street, city water supply, and power generators

The City has adopted an historic preservation ordinance as part of the Stayton Land Use and Development Code. The ordinance governs the addition or removal of sites from the historic resource inventory and requires the issuance of an historic modification permit for the exterior alteration, demolition, or relocation of an historic resource.

Based on the economic, social, environmental and energy analysis of the sites and consideration of conflicting uses, four of the listed resources warrant special consideration.

2. Charles Stayton Home: The Charles Stayton home is located in a commercial-retail (CR) zone which may be redeveloped in the future. Due to the quality of this Queen Anne style home, conversion to a compatible commercial use or relocation of the structure is strongly encouraged.
5. Gehlen/Sims Building: The building is a rare example in Marion County of a later 19th century wood-frame commercial building. The building has very little remaining economic life remaining. It lacks a foundation, though concrete has been added for support. There is extensive sinking to the east (front) elevation of the building. Much of the floor is rotten and there is extensive dry rot. The north elevation leans about one foot at the top of the building. The rear section has been extensively damaged by fire. Due to the deterioration of the building restoration is considered unlikely. Issuance of a permit to demolish the structure is appropriate due to the condition of the structure and to allow for redevelopment of this commercial area. In order to provide an opportunity to preserve the structure, a 60 day waiting period prior to demolition is encouraged to allow the removal of a portion of the structure or to allow a historic preservation group to measure and prepare blueprints of this unique structure.
11. Salem Ditch and Stayton Power Canal: The Salem Ditch was originally constructed in the 1850s and the Stayton Power Canal in the mid-1860s. Since that time a variety of modifications have been made to each structure. In the future, state and federal water policies, and environmental and energy regulations will affect the operation of the waterways and may require modifications to each. The Santiam Water Control District has informed the city modifications to fish ladders, addition of fish screens, and the construction of a bypass channel for fish passage on the Stayton Power Canal are all changes being considered. The City of Stayton and Pacific Power may desire to make adjustments to potable water and hydroelectric intake systems.

Consequently, the sites/locations of the two waterways have been designated as historic resources and not the structures. Water quality protection actions including construction and on-going maintenance and operation within the waterways shall not be regulated by the city's historic preservation ordinance. Water quality protection actions include, but are not

limited to, activities including dredging, siltation removal or transfer; maintenance of walls, channel beds, fish ladders, water intakes, hydroelectric facilities, headgates and other structures; relocation, maintenance or replacement of utility lines; chemical or biological treatment and water filtration; management of fish, water fowl and wildlife; raising or lowering of water levels; control of water flow rates including periodic, temporary or emergency stoppage or drainage; and placement of diversions, dams or minor channel modifications.

The relocation of the waterways from current location to another location will require issuance of an historic modification permit.

For new developments, the Stayton Land Use and Development Code requires the Planning Commission and City Council to consider the impacts of the development on existing historic resources and allows the city to impose appropriate conditions to preserve or enhance the resource (Ord. 713, §1, March 1993).

Fish and Wildlife Habitat

The Stayton area's fish and wildlife habitats have been inventoried by the Oregon Department of Fish and Wildlife (ODFW)(1977) and Marion County (1982). The County Plan Inventory includes lists of fish and wildlife species typically found in the area.

The Marion County Comprehensive Plan Inventory Map shows the closest area of sensitive big game habitat to be five miles northeast of Stayton UGB. Many smaller wildlife species, such as songbirds, are compatible with urban development, especially in residential areas. Other small animals and upland game birds have habitat requirements that are met on farm and forest lands surrounding the urban area. No specific habitat protection measures are needed in Stayton to protect wildlife habitat.

Mill Creek and Salem Ditch are two streams within the Stayton UGB that were inventoried as significant to fish by ODFW and Marion County. The North Santiam River is also significant fish habitat that flows just south of the UGB. Salem Ditch is identified as a sensitive area for anadromous fish and trout. Mill Creek is identified as "headwaters" above its confluence with Salem Ditch. Headwaters are those areas that fish may not inhabit but where activities in the stream may affect water quality and fish production downstream. Land use actions in or near Mill Creek, Salem Ditch, and the North Santiam River that would adversely affect water quality or fish passage are to be considered for discretionary land use actions adjacent to these streams.

The fish habitats within these two streams and the river are significant to the community. They are threatened by development in and near the waters. There is a need to protect these habitats, which is partially met by several existing processes. These include the permit processes required by the State Water Resources Department and the Army Corps of Engineers for any work within the waters, and the provisions of the city's flood plain ordinance. These processes do not regulate activities outside of the flood plain boundaries, however, and activity in these areas may impact the fish habitats. Therefore, Policy NR-10 is adopted.

Other Goal 5. Resources¹⁰

The resources listed below do not occur within the Stayton urban growth boundary.

¹⁰Marion County Comprehensive Plan, 1982; SCORP, 1983.

RESOURCE TYPE	PROXIMITY TO STAYTON
Ecologically and scientifically significant natural areas	Riparian habitats, designated in the Marion County Comprehensive Plan, are seven river miles upstream and eight river miles downstream from Stayton.
Outstanding scenic views and sites	Silver Creek Falls State Park is fifteen miles northeast of Stayton
Wilderness Areas	The closest wilderness area is the Mt. Jefferson Wilderness Area fifty miles east of Stayton
Potential and approved Oregon recreational trails	The proposed Indian Ridge Trail would connect Silver Falls State Park and the Pacific Crest Trail
Potential and approved federal wild and scenic waterways	The Little North Fork of the Santiam River and the North Santiam River from Big Cliff Dam to Mehama are potential federal and state scenic waterways. The confluence of the Little North Fork and the North Santiam River at Mehama is seven river miles upstream from Stayton

Natural Resources Policies

- NR-1 Existing and future industrial and commercial activities within the Stayton UGB shall meet all Department of Environmental Quality regulations for noise, air quality, water quality, and solid waste.
- NR-2 The Department of Environmental Quality noise standards shall be the minimum standards for the City of Stayton and its urban growth areas.
- NR-3 The City of Stayton shall continue to participate in the National Flood Insurance Program and shall enforce the adopted flood plain regulations.
- NR-4 The City of Stayton shall designate the Stayton (Zimmerman) quarry site of the Oregon State Highway Division "Public" due to its ownership. State annexation of the city's Public/Semi-Public zone shall allow continuation of the quarrying subject to an agreement that assures adequate on-site buffering for land use compatibility and future site reclamation for public and residential uses.
- NR-5 The City of Stayton shall provide or protect open space resources through measures such as public ownership of parkland and open space dedication requirements in the development ordinance.
- NR-6 The City of Stayton recognizes the existing uses of renewable energy sources (hydro and solar) to be compatible with other resources and surrounding uses. The city shall rely upon state and federal rules and programs (such as the hydroelectric licensing requirements) to evaluate land use compatibility and resolve resource use conflicts.

- NR-7 During major plan updates, or more often as necessary, the city shall assess its energy use and the potential for energy conservation using information available from the state, federal government, and utilities.
- NR-8 The City of Stayton shall, when practicable, make energy efficiency and the use of renewable resources a regular practice in its design and operation of buildings, equipment, and public facilities and services.
- NR-9 The City of Stayton shall encourage local residents and businesses to conserve energy, to use renewable resources, and to recycle materials. The city will coordinate its efforts with those of local organizations, special districts, utilities, and state and federal agencies.
- NR-10 The City of Stayton shall protect the historic sites by enforcement of the Historical Overlay Zone and other regulations which apply to historic sites designated by the Historic Landmarks Committee in compliance with Stayton's Historic Preservation Ordinance.
- NR-11 Vegetation along streams and rivers should be maintained in a natural state. As a buffer between urban development and fish habitat a strip of riparian vegetation should be retained along the North Santiam River and Mill Creek.
- NR-12 Flood plain areas along Mill Creek and the North Santiam River that remain after flood protection measures, such as dikes or fill, are used, shall be retained as areas for open space and fish and wildlife habitat.
- NR-13 The City of Stayton shall consider the effect on fish habitats when a discretionary land use action (plan and zone change, subdivision or major partition, planned unit development, conditional use, variance) is proposed on a parcel adjacent to Mill Creek, Salem Ditch, or the North Santiam River.
- NR-14 **Wetland Areas:** The areas of Stayton with wetlands as identified in this plan and significant wetlands identified in the Statewide Division of State Lands Wetland Inventory shall be given careful consideration during the review of any development proposal on the subject properties or on any nearby property where there is the potential of negative impact on the wetland areas. Steps will be taken to mitigate any negative impact. All development on properties containing these wetlands shall be processed as a planned unit development so that densities can be transferred from wetland areas onto more suitable construction sites. The city will coordinate development/permit reviews with the Division of State Lands and the U.S. Army Corps of Engineers to evaluate the significance of each site and any fill and removal permit requirements.
- NR-15 **Steep Slopes:** The areas of Stayton with slopes above 15 percent are regarded as having development limitations. Due to the potential for problems with erosion, degradation of views, slippage, etc., construction in these areas shall require a geotechnical study, prepared by a qualified licensed geologist or engineer, that determines the suitability of the site for development. All development in these areas shall be processed as a planned unit development so that densities can be transferred from the steep slope areas onto more suitable construction sites.

CHAPTER 5.

Land Use

This element of the comprehensive plan considers the various land uses within the City of Stayton and its urban growth area. Both existing and planned land uses are discussed in terms of the land use designations and zones on the Stayton Comprehensive Plan and Zoning Map, which appears at the end of this section. The discussion deals with land use needs under LCDC Goals 9 (Economy), 10 (Housing), and 14 (Urbanization).

Annexation, Rezoning, UGB Amendments from 1979 to 1989

Annexations to the City of Stayton between January 1979 and January 1989 added 158.5 acres of land, for a total of 1,554.49 acres within the city limits. Some 150 acres in four parcels were designated for low density residential use and are now zoned accordingly. Several small parcels were annexed with commercial or industrial zoning. The different zones within the city are listed in Table LU-1. The net effect of the annexations as well as zone changes within the city until January, 1985 was to add 152.85 acres to the Low Density Residential (LD) zone, add 20.5 acres to the Light Industrial (LI) zone, and add 0.46 acres to the Commercial Retail (CR) zone within the city. The land zoned for Medium Density Residential (MD) use declined by 3.08 acres, while land zoned for High Density (HD) declined by 12.23 acres. These changes are reflected in Table LU-2, which shows existing land use designations and zoning in Stayton.

There were also three annexations to the Stayton urban growth boundary from 1979 to the first half of 1989. Each parcel was included in the UGB after documentation that similar parcels were not available elsewhere within the Stayton UGB.

The additions to the UGB were: 1) the Santiam Golf Club's 18-hole golf course, 2) a 3-acre parcel of industrial land (which was also annexed to the city), and 3) three (two already developed) parcels at the intersection of Golf Club Road and Highway 22 that are zoned from Interchange Development (ID) by Marion County. The findings to support each UGB amendment are included in an appendix to the comprehensive plan. The UGB amendments are also reflected in Table LU-3.

Summary of Land Use Designations and Zoning

The City of Stayton Comprehensive Plan has ten land use designations for the area within the urban growth boundary. The designations are all currently existing zones of land within the city. The land use designations, zoning abbreviations, and the primary purposes of the designations are summarized in Table LU-1 (Ord. 743, §1, May 1995, and Ord. 847).

Table LU-1
Land Use and Zoning Within the UGB
City of Stayton

LAND USE DESIGNATION	ZONING ABBREVIATION	PRIMARY PURPOSE
Low Density Residential	LD	To provide areas for single family residences
Medium Density Residential	MD	To provide areas for single family residences, duplexes, tri-plexes, and manufactured home parks at densities up to 12 units per acre.
High Density Residential	HD	To provide for multi-family units with a minimum density of 13 units per acre and no upper limit to the maximum allowable dwelling density
Commercial Retail	CR	To provide for retail commercial activities in the downtown area
Commercial General	CG	To provide for a wide range of commercial uses.
Industrial Commercial	IC	To provide a mix of compatible commercial and industrial uses.
Interchange Development	ID	To allow highway oriented use.
Industrial (Light)	IL	To provide for industrial uses.
Industrial (Agriculture)	IA	To allow agriculturally related industrial uses.
Public/Semi-Public	P	To provide for uses that serve the public on land owned by government and non-profit organizations.
<i>Flood Plain</i>	FP	<i>To protect lives and property from the periodic inundation of flood waters.</i>
<i>Historical Overlay</i>	H	<i>To apply to those lands containing historical sites or structures as identified within the city Historic Structures Inventory and protect these sites and structures from loss.</i>
<i>Historic Downtown and Residential Business District Overlay</i>	HDRDO	<i>To serve as a reference point for preserving the historical character of the downtown area, but also as a guide for new development.</i>

In 1979 the City of Stayton adopted a combined Comprehensive Land Use Plan and Zoning Map. Therefore, plan designations and zoning districts always coincide within the city limits. While city plan designations do not always coincide with zones in the urban growth area between the city limits and the UGB, the city plan designations are consistent with the underlying county zoning. The Marion County zoning applied to the urban growth area is primarily EFU (as a holding zone), although some parcels are zoned Public (P), Light Industrial (IL), or Interchange Development (ID).

Buildable Lands

The Land Use Inventory and Housing Needs Analysis, also called the Buildable Lands Inventory, applies to residential and other land uses within the city. Where conflicts occur with figures in this document, the most recent Buildable Lands Inventory shall apply. This inventory shall be continually updated and the new inventory figures shall automatically become a part of the Stayton Comprehensive Plan (see Appendix A for annual updates) (Ord. 743, §4, May 1995).

A. Planning Land Uses Within City Limits

Table LU-2 covers the area within the Stayton city limits as of December 2002. Buildable acres consist of land that is either vacant, able to be partitioned into two or more lots, or has a property value that is greater than the improvement value. April 1985, especially for those land use zones that are intended to support new growth and development. The total area in each zone is broken out into four categories: land currently developed, development limitations, existing rights-of-way, and the land area to be developed. "Development limitations" includes areas within a flood plain, on steep slopes, or crossed by a waterway. The area to be developed is buildable land that needs additional rights-of-way on larger parcels.

The IA zone is almost entirely the area used by NORPAC Foods, Inc. for spray irrigation of cannery wastes. The P zone is primarily land used for parks, schools, and churches. Some of the land in either zone could be considered developable in terms of physical characteristics. The IA and P zones are compared to the residential, commercial, and industrial zones because the current uses are expected to continue indefinitely.

B. Land Uses Planned for Local Urban Growth Areas

In addition to the existing city limits, the Stayton Comprehensive Plan also addresses the urban growth area, which is the land between the city limits and the urban growth boundary. Table LU-3 presents the land use designations for the urban growth area as Table LU-2 did for the city limits. However, the area to be developed includes rights-of-way for the urban growth area.

Three zones that are applied within the city are not planned for the urban growth area: the High Density (HD) residential zone, the Industrial Commercial (IC) zone, the Commercial General (CG) zone, and the Light Industrial (IL) zone. The High Density (HD) residential zone is only applied within the city where services are currently available. The Commercial Retail (CR) zone is only applied in the downtown business area. The Industrial Commercial (IC) zone is for serviced "business park" development.

The land to be developed in the urban growth area is primarily designated for low and medium density residential use.

Table LU-2
Land Uses Planned Within City Limits (in acres, as of December 2002 April 1985)
City of Stayton

DESIGNATIONS AND ZONES	CURRENTLY DEVELOPED	DEVELOPMENT LIMITATIONS	EXISTING RIGHTS-OF-WAY	AREAS TO BE DEVELOPED	TOTAL AREA
LD	304.25	81.48	121.20	185.34	692.27
MD	83.98	1.71	20.50	63.41	169.60
HD	19.84	0	4.54	10.28	34.66
CR	14.16	0	11.14	1.61	26.91

DESIGNATIONS AND ZONES	CURRENTLY DEVELOPED	DEVELOPMENT LIMITATIONS	EXISTING RIGHTS-OF-WAY	AREAS TO BE DEVELOPED	TOTAL AREA
CG	54.34	.92	18.63	24.46	98.35
IC	1.45	0	2.35	15.21	19.01
HD			Not in city limits		
IL	144.31	—	17.83 ³⁴	97.25	264.69
SUBTOTAL	622.33	89.41	196.19	397.56	1,305.49
			Not comparable to other zones		
			Not comparable to other zones		
TOTAL					1,154.49

Designations and Zones	Total Within City Limits (December 2002)	Buildable Acres	Percent Buildable
LD	786.6	192.1	24.4%
MD	213.3	47	22.0%
HD	38.8	2.8	7.2%
CR	52.5	27.7	52.8%
CG	123.4	52.5	42.5%
ID	8.2	6.1	74.4%
IC	18.4	9.8	53.3%
IL	314.4	159.6	50.8%
IA	58.4	8.2	14.0%
P	272.3	0	0.0%
Totals	1,886.3	505.8	26.8%

Table LU-3
Land Uses Planned for Urban Growth Area Outside City Limits
(in acres as of December 2002 April 1985)
City of Stayton

DESIGNATIONS AND ZONES	CURRENTLY DEVELOPED	DEVELOPMENT LIMITATIONS	AREA TO BE DEVELOPED (INCLUDING RIGHTS-OF-WAY)	TOTAL AREA
LD	204.50 ³⁵	191.79	509.67 ³⁶	905.96

³⁴ Includes 2.60 acres of railroad right-of-way

³⁵ There are 47 existing structures on this land

³⁶ Includes 21.64 acres of existing right-of-way

DESIGNATIONS AND ZONES	CURRENTLY DEVELOPED	DEVELOPMENT LIMITATIONS	AREA TO BE DEVELOPED (INCLUDING RIGHTS-OF-WAY)	TOTAL AREA
MD	4.60 ³⁷	81.74	56.71	143.05
HD	Not outside city limits			
GR	Not outside city limits			
EG	0	0	3.44	3.44
IC	Not outside city limits			
ID	9.24 ³⁸	0	4.62 ³⁹	13.86
IE	0	0	46.40	46.40
SUBTOTAL	218.34	273.53	620.84⁴⁰	1,112.71
IA ⁴¹	Not comparable with other designations			135.00
P ⁴²	Not comparable with other designations			230.00
TOTAL				1,478.54

Designations and Zones	Total Within Urban Growth Boundary, Outside City Limits	Buildable Acres	Percent Buildable
LD	787.8	551.4	70.0%
MD	120.7	53.5	44.3%

³⁷ There are two structures on this land

³⁸ Includes a 6.33 acre parcel being developed

³⁹ All existing rights-of-way

⁴⁰ Includes 29.07 acres of existing right-of-way

⁴¹ The IA and P designations are not comparable to other designations because current uses are expected to continue indefinitely

⁴² *Ibid*

HD	0	0	
CR	5	5	100.0%
CG	0	0	
ID	7.9	0	0.0%
IC	0	0	
IL	0	0	
LA	158.9	133.1	83.8%
P	164.5	0	0.0%
Totals	1,244.8	743	59.7%

C. Land Use Within UGB by 2005

Table LU-4 summarizes the land uses planned by the area within the urban growth boundary by 2005. The table corresponds to the Land Use and Zoning Map at the end of this element. The totals by category from Table LU-2 and Table LU-3 are summed, and the percent of the total UGB area designated for each type of use is given. Residential, commercial, industrial, and public land uses are discussed further in the following sections.

Table LU-4
Land Uses Planned Within Urban Growth Boundary by 2005 (in acres)
City of Stayton

DESIGNATIONS AND ZONES	APRIL-1985- DECEMBER 2002 CITY LIMITS ⁴³	URBAN GROWTH AREA ⁴⁴	TOTAL AREA	PERCENT OF TOTAL AREA
LD	786.6	787.7	1,574.5	50.4%
	692.27	905.96	1,598.73	52.7
MD	213.3	120.7	334	10.7%
	169.60	143.05	312.65	10.3
HD	38.8	0	38.8	1.2 %
	34.66		34.66	1.1
CR	52.5	5	57.5	1.8%
	26.91	0	26.91	0.9
CG	123.4	0	123.4	4.0%
	98.35	3.44	101.79	3.4

⁴³ From Table LU-2

⁴⁴ *Ibid*

IC	18.4 19.01	7.9 0	26.3 19.01	0.8 % 0.6
ID	8.2 0	0 13.86	8.2 13.85	0.3% 0.5
IL	314.4 264.69	0 46.40	314.4 311.09	10.1% 10.3
IA	58.4 51.04	158.9 135.00	217.3 186.04	7.0% 6.1
P	272.3 107.96	230.83	428.79	4.1
TOTALS	1,866.3 1,544.49	1,244.8 1,478.54	3,131.1 3,033.03	100.0%

Residential Land Use and Housing

A. Housing

Housing was identified as a significant problem in Stayton in the 1979 Comprehensive Plan due to the rising cost of labor and building materials. Since that time, high interest rates have become the major factor affecting housing. Housing demand could increase soon in Stayton if anticipated industrial expansion occurs and interest rates continue to fall.

There is limited recent data on the income levels of households in Stayton. The 2000 1980 census reported that per capita, household, and family incomes in Stayton were *lower* higher than for Marion County as a whole. Likewise, the percent of persons and households below the poverty level was *higher* less in Stayton than for the county. This would tend to indicate less need for lower cost forms of housing. However, the *The City of Stayton* has had a relatively young population with more families and fewer elderly people than Marion County or the state as a whole. Stayton has therefore been a community of largely single-family, detached, owner-occupied homes. Economic and social pressures over the last decade have increased the number of medium and high density housing units. It is expected that this trend will continue as the number of elderly increases and as job growth allows more young adults to remain or return to the community. *The fact that Stayton has a lower per capita income and more young families relative to Marion County has probably increased the number of medium and high density housing units.*

B. Government-Assisted Housing

A considerable amount of housing in the City of Stayton has been built with government assistance. The most common type of government assistance is a subsidized mortgage through various state and federal programs, although figures are not available for the number of houses in Stayton financed through these programs. Government assisted housing is also provided through subsidies for apartments for low and moderate income people. Government-assisted housing in apartments is listed in Table LU-5. The amount of government assisted housing in Stayton is consistent with the "fair share" allocation in the "Regional Housing Element" (MWVCOBG, 1978:107).

Table LU-5
Government-Assisted Housing⁴⁵
City of Stayton

NAME AND ADDRESS	ASSISTED UNITS	TYPE OF UNIT	ASSISTING AGENCY
Braidwood Apartments 1091 N First Avenue	20	Family	FmHA ⁴⁶
Hollister Apartments 315 Hollister Street	8	Family	SHD ⁴⁷
Oak Park Village Tenth and Santiam	32	Elderly	FmHA
Stayton Manor Third and Jefferson	16	Family	HUD ⁴⁸
The Northridge 1663 N Third Avenue	24	Elderly	FmHA
Westside Apartments 965 N. Gardner	24	Family	FmHA
Treehouse Apartments 600 Block, W. Locust	24	Family	MCHA ⁴⁹
TOTAL UNITS	148		

C. Housing Types Available

A diverse mix of housing types needed to promote affordable housing exists within the City of Stayton, and continued diversity is planned. The City of Stayton, after considerable public input and debate, decided in 1979 that multi-family housing should be distributed throughout the community as well as be located in and near the commercial core of the city. The residential land use designations and zones within the City of Stayton allow housing types that include single-family dwellings, duplexes, manufactured homes, and apartments. All of these housing types are available at a range of price and

⁴⁵State Housing Division, 1984

⁴⁶State Housing Division

⁴⁷State Housing Division

⁴⁸Department of Housing and Urban Development

⁴⁹Marion County Housing Authority

rent levels. As discussed below in the housing needs projection, the comprehensive plan provides for a wider diversity of housing types in the future.

D. Housing Needs Projection

The needed housing within the Stayton urban growth boundary to the year 2020 2005 is estimated in Table LU-5 6, based upon the projected population of 9,250 11,500. Several assumptions were made about the number of persons per housing unit, the vacancy rate, and housing densities. Overall, the assumptions reflect a continuation of recent trends.

The housing needs projection in Table LU-5-6 presents existing units, units needed by 2020 2005, units to be built, and net acres needed for four housing types by density. The single-family dwelling category is provided for by the Low Density (LD) and Medium Density (MD) plan designation and zone. 70 percent of new single family dwellings are expected to locate in the LD zone, while the remaining 30 percent are expected to locate in MD zones. The duplex and manufactured home categories correspond to the uses allowed outright in the Medium Density (MD) zone. Four-plexes and larger apartments are outright uses in the High Density (HD) zone.

The existing units listed in Table LU-5 6 include dwellings *inside* outside the city limits but within the UGB and dwellings in non-residential zones. The existing housing unit totals shown in Table LU-6 represent an overall net increase of 226 housing units between June 1979 and April 1985. Some 96 building permits were issued for single-family dwellings. There was a net increase of 89 single-family dwellings because of seven demolitions. During the same period, 46 duplex units, 60 apartment units, and 31 manufactured homes were added to Stayton's housing stock.

The number of units needed is based upon the same 60/25/15 split among low/medium/high density zones that was used in 1979. The existing split for all housing within the UGB is 60.0 69.3 percent single family dwellings; 35.0 8.5 percent multiplex and apartment duplex units; 5.0 8.5 percent manufactured homes; and 136 percent four-plexes and apartment units. However, the number of persons per occupied housing unit anticipated in the 1979 plan had already occurred by April 1980 when the census was taken. Therefore, the number of units needed was increased slightly due to the somewhat small projected household size. The number of "Additional Units Needed" "units to be built"²² in Table LU- 5 6 is the difference between needed and existing units.

Table LU- 5-6
Housing Needs Projection⁵⁰
City of Stayton

⁵⁰Based upon 9,250 11,500 population within the UGB by 2020 2005

HOUSE TYPE BY DENSITY	EXISTING UNITS⁵¹	UNITS NEEDED⁵²	HOUSING UNITS TO BE BUILT	ACRES NEEDED⁵³
Single Family Dwellings	1,310 ⁵⁴	2,760	1,450	363 ⁵⁵
Duplex	214	760	546	52 ⁵⁶
Manufactured Home	110	390	280	52 ⁵⁷
Four-plex and larger apart- ments	250	690	433	27 ⁵⁸
—TOTAL	1,891	4,600	2,709	493

Housing Type	Existing Units	Units Needed by 2020	Additional Units Needed	Density Goal	Land Needed in Acres for Den- sity Goal
Single- Family detached (LD)	1,278	1,596	318	4.8	66.21
Single- Family detached (MD)	368	504	136	6.2	21.97
Manufactured Homes in Parks (MD)	180	226	46	12	3.8
Multi-family plexes (MD and LD)	432	520	88	12	7.36
Apartments (HD)	538	709	171	16	10.71
Total	2,796	3,555	759	10.2	110.05

The projection of acres needed is based upon the anticipated number of housing units per acre for the LD, MD, and HD zones. The density goals in Table LU-5 are taken from Stayton's Buildable

⁵¹ As of April 1985, includes 122 units in commercial and industrial zones

⁵² Assumes 2.5 persons per housing unit on the average, which is equivalent to 2.63 persons per occupied housing unit at a 5 percent vacancy rate. The units needed also assume a 60/25/15 split among housing types

⁵³ Acres needed refers to net acres plus right-of-way

⁵⁴ Includes 75 units outside city limits

⁵⁵ At density of 4.0 units per net acre in LD zone

⁵⁶ At density of 8.0 units per net acre in MD zone

⁵⁷ *Ibid*

⁵⁸ At density of 16.0 units per acre in HD zone

Lands Inventory from December 31, 2002. The acreage per unit is the net amount after subtracting the rights-of-way. The LD zone is projected to have 4.0 units per acre for new development compared to an existing density of 3.09 units per acre. The MD zone is projected to have 8.0 units per acre for new development compared to an existing density of 4.35 units per acre. The HD zone is projected to have 16.0 units per acre for new development compared to an existing density of 12.65 units per acre. There is adequate area designated for low and medium density housing as can be seen by comparing Table LU- 5-6 with Tables LU-4 2 and LU-3.

Comparison of these tables also shows a shortfall of HD land. During periodic review it was determined that more land (about 18.77 acres) is needed for high density residential use. The high density development should occur primarily in the central shopping area along major transportation corridors and facilities and adjacent to schools and parks. Multi-family development in the core area should not be restricted to a single story, since multi-storied apartments can use the available land more economically. Higher densities are desirable in and near the developed areas of the city in order to conserve available land, provide direct access to shopping and transportation facilities, conserve energy, and separate less intense uses from commercial uses. To assure an adequate supply of land for the needed high density housing units, the parcels to be rezoned should be mostly vacant and of one to five acres in size within the existing city water and sewer service area.

Buildable Lands Inventory

The Buildable Lands Inventory applies to residential uses within the city. Where conflicts occur with the April 1985 inventory, the updated January 1994 inventory shall apply. This residential inventory shall be continually updated and the new inventory figures shall automatically become a part of the Stayton Comprehensive Plan (see Appendix A for annual updates) (Ord. 743, §4, May 1995).

Table LU-7
High Density Residential
 (As of January 1994)
 City of Stayton

Allowed Uses: Apartments (16+ units/acre)
 Manufactured home parks
 Retirement Centers, multi-family residential

Average Density: 16 units/acre

	TOTAL GROSS AREA	DEVELOPED	LIMITATIONS OR UNBUILDABLE	RIGHT-OF-WAY	NET ACRES BUILDABLE
In-City	40.99	35.99	1.30	0	3.81
Outside city	0	0	0	0	0

Table LU-8
Medium Density Residential
 (As of January 1994)

City of Stayton

Allowed Uses: Single family, manufactured homes, duplexes — Average Density: 8 units/acre
 Tri-plexes (12 units/acre)
 Manufactured home parks and subdivisions —

	TOTAL GROSS AREA	DEVELOPED	LIMITATIONS OR UNBUILDABLE	RIGHT-OF-WAY	NET ACRES BUILDABLE
In-City	165.27	113.22	12.76	0	38.29
Outside city	138.15	4.81	33.74	20.00	79.60
TOTAL	303.42	118.03	46.50	20.00	117.89

Table LU-9
Low Density Residential
 (As of January 1994)

Allowed Uses: Single family, manufactured homes — Average Density: 4 units/acre

	TOTAL GROSS AREA	DEVELOPED	LIMITATIONS OR UNBUILDABLE	RIGHT-OF-WAY	NET ACRES BUILDABLE
In-City	718.11	387.56	130.09	20.00	180.46
Outside city	893.03	41.31	178.17	165.60	496.43
TOTAL	1558.97	428.87	196.20	185.20	676.89

Table LU-10
Housing Needs Projection

	EXISTING HOUSING UNITS	PROJECT UNITS	UNITS NEEDED	UNITS BY ZONE	ACRES NEEDED	DENSITY
Single Family	1422	2700	1310	1200 LD	300 acre	4 acre
				120 MD	30 acre	4 acre
Manufactured Homes	136	390	254	134 LD	34 acre	4 acre
				120 MD	15 acre	8 acre
Duplexes	266	760	494	494 MD	62 acre	8 acre
Multi-family, Apartments	366	690	334	224 HD	14 acre	16 acre
				110 MD	10 acre	12 acre

Table LU-11
Acreage Needs Projection

	SINGLE FAMILY	MANU- FACTURED	DUPLEXES	MULTI- FAMILY	NEEDED	AVAILABLE	+/- & UGB
Low Density	300	34	0	0	334	180 City <u>490 UGB</u> 670 Total	-154 City +336 Total City/UGB
Medium Density	-30	15	62	10	117	-38 City <u>-80 UGB</u> 118 Total	-70 -11 City/UGB
High Density	-0	-0	-0	14	-14	-4 City <u>-0 UGB</u> -4 Total	-10 City -10 Total City/UGB

Commercial Land Use

There are approximately 97.855 acres of commercially zoned land with existing commercial uses within the City of Stayton. There is another 25.313 acres of land with residential uses in the commercial zones. Without inclusion of a publicly zoned parcel in the downtown area or residences in commercial zones, there is a total of 86.341 acres vacant developable land zoned to allow commercial uses in the City of Stayton. The total amount of land designated for commercial use (CR, CG, IC, ID) in Stayton UGB is 215.4160 acres, or 75 percent of the total area within the UGB (see Table LU-4).

First Avenue has the greatest concentration of commercial activity. The central business area has been defined as follows: From Regis Street south to Water Street; west of First Avenue approximately 200 feet; east of First Avenue to the center of the block; between First and Fourth avenues south of Washington to Water Street.

A commercial corridor, 100 feet in depth on the north and south side of Washington Street between the cannery and First Avenue, has been designated for a mixing of residential and commercial uses.

A third commercial use area, clustered around the intersection of Wilco Road and Washington Street, is designated as an industrial/commercial area and is intended to provide an area for heavy commercial uses and light industrial uses, warehousing, and storage.

A fourth commercial area is at the intersection of Shaff and Wilco roads. This area is designated for a general commercial use. It is expected that as residential development occurs to the north and west of the planning area, retail and service facilities will be needed in this area.

Retail trade is an important part of Stayton's economy. Local merchants provide basic shopping needs for the area including Aumsville, Sublimity, Mehama, Lyons, Scio, and Marion. The development of a large shopping mall and other retail facilities in East Salem has affected Stayton; however, the increase in population of the North Santiam corridor will lead to an increased need for commercial services in Stayton.

More intensive commercial use of the downtown business district is expected over time. The continued conversion of houses and residential lots in the commercial zones will allow for new business locations. Commercial development and visual improvements will also have the effect of attracting new types of residential development to the downtown. This will likely take shape as apartment units above first floor

commercial development or the development of multi-family units adjacent to the Stayton Power Canal and the Salem Ditch between North First Avenue and North Fourth Avenue (Ord. 743, §3, May 1995).

Industrial Land Use

The City of Stayton has approximately 213.645 acres of developed industrial lands that include some area for the expansion of existing industry. The total designated acreage of industrial land (IL, IC, IA) is over 340 500 acres. Most industrial land is along Wilco Road between Shaff Road and Washington Street. Stayton's industrial area has grown over the last 20 years and includes such industries as Guerdon, Philips, and Alumax. In the last ten years, Wenco and Trus Joist have located in Stayton. An extensive amount of vacant land, the lack of land use conflicts, and direct access to rail and highway facilities and city services have helped to make the Wilco Road industrial area attractive for industrial developments.

The properties owned by NORPAC Foods, Inc. have been designed as industrial to provide a buffer around the cannery. An Industrial/Agricultural (IA) designation allows NORPAC to continue to spray irrigate its cannery wastes on 185 acres southwest of the city.

Developable industrial land includes 9.845 acres (zoned IC) in a business park setting within the city and 159.697 acres zoned IL within the city.

~~An additional 46 acres designated IL is adjacent to the city limits. Most of Stayton's industrial land is either served by public facilities or is in proximity to existing facilities.~~

Public Land Uses

The land designated for various public uses within the UGB is 14 percent of the total area. All of this land is owned by government or not-for-profit organizations. Future public land needed for a school site can be met through means such as exchange or disposal of surplus land and reacquisition of a needed site. Also, *according to the 2002 draft Park and Recreation Master Plan*, more neighborhood parks and playgrounds are needed. ~~The total amount of land designated for public and semi-public uses within the UGB is adequate for the City of Stayton's projected growth to the year 2005.~~

Land Uses Policies

- LU-1 Land use designations and zoning shall be consistent.
- LU-2 Zoning shall follow property lines and include entire rights-of-way as much as practicable.
- LU-3 The City of Stayton's development regulations shall adopt the Uniform Building Code.
- LU-4 The development regulations shall include clear and objective standards for the review of conditional uses or variances within zoning districts.
- LU-5 The availability and quality of public services shall be considered in approval or denial of commercial, residential, and industrial developments.

- LU-6 The development regulations shall provide for residential zones at several densities and for a variety of commercial and industrial uses.
- LU-7 High density residential uses combined with commercial uses shall be allowed in the core area within the Commercial Retail (CR) and Commercial General (CG) zones. High density residential development shall be allowed on Commercial Retail and Commercial General zoned property located along the Stayton Power Canal and Salem Ditch, between North First Avenue and North Fourth Avenue (Ord. 743, §2, May 1995).
- LU-8 Land for medium density residential development shall be designated on the periphery of the central business area and in each sector of the city and urban growth area.
- LU-9 Planned unit developments shall be allowed in all zones in order to encourage better use of large or unique sites.
- LU-10 State and federal programs to improve housing affordability and rehabilitate substandard housing are encouraged.
- LU-11 The central business area of Stayton shall continue to be the primary retail business area of the community.
- LU-12 The development regulations shall contain specific requirements for off-street parking needed for commercial, industrial, public, and residential developments.
- LU-13 A pedestrian-oriented atmosphere in the downtown area shall be provided through requirements for commercial uses that include curb cuts, sidewalks, and street hardware for pedestrians and the disabled.
- LU-14 Strip-type commercial development along major streets (arterials and collectors) shall be discouraged.
- LU-15 The city shall encourage modern, well-designed industrial facilities that will provide employment for the area while neither detracting from the area's environmental quality nor consuming excessive amounts of energy.
- LU-16 The city shall encourage an industrial park-like atmosphere along Wilco Road through active support and cooperation with the business and industrial sectors of the community.
-
- LU-17 The city shall promote the development of the designated industrial area along Wilco Road through active support and cooperation with the business and industrial sectors of the community.
- LU-18 The development regulations shall reference state and federal noise and pollution control standards and shall require buffers for uses in industrial zones when needed to assure land use compatibility.
- LU-19 The city shall zone land (exclusive of rights-of-way) owned and used by government agencies and not-for-profit organizations in a Public/Semi-public zone.
- LU-20 The development regulations shall allow utility facilities necessary for public service to all zones. Utility facilities shall include, but not be limited to, water lines, sewer lines, storm drains, streets, power lines, telephone lines, natural gas lines, and the like.

CHAPTER 6.

Economy

The economy of the Stayton area is based on several types of industries. The largest employer in the area is NORPAC Foods, Inc., frozen foods processor. The cannery employs ~~463~~ 359 people on a full-time basis, and up to ~~1,629~~ 792 seasonal workers during the peak processing period.

The cannery has a major impact on the economy of the area. Besides direct employment, there are several related businesses and services that depend on the cannery business and payroll to survive. The future of the cannery is dependent on the preservation and protection of the agricultural lands that produce its products, and the protection of the cannery property itself from encroachment by residential and other incompatible uses. The land use plan of Stayton has been designed to enhance and protect the cannery from conflicting uses.

The second largest industry in the area is mobile home manufacturing, which includes Philips and Guerdon industries. They employed 223 people as of September 1, 1989. They projected a total employment of 250 persons by the year 2000.

The mobile home industry is growing rapidly. As the cost of conventional housing continues to rise, the demand for manufactured housing will increase. Philips and Guerdon should continue to grow and expand with the local and state economy. There are several related businesses and small industries in Stayton that provide parts and services to the mobile home industry. The entire mobile home industry and related businesses can expect to take a large role in the provision of housing in the future. This growth will be of benefit to the economy of the Stayton area.

The public and private school systems in Stayton employ over 150 full-time and 25 part-time employees. In addition, the telephone company, electric company, natural gas company, and the hospital employ an additional 110 people.

Table E-1
1989 Top Ten Employers in the Community
2002 Major Businesses in the Community
 (excluding City of Stayton and public school system)

FIRM	ACTIVITY	NO. OF EMPLOYEES
NORPAC Foods, Inc.	Food processing	463 359 year-round 1,629 792 seasonal
Philips Industries	Mobile home components	160+ 379 year-round
Trus Joist	Building materials	155+ 113 year-round
Wenco of Oregon	Windows, patio doors	93+ year-round
Santiam Memorial Hospital	Accredited hospital	65 129 year-round

FIRM	ACTIVITY	NO. OF EMPLOYEES
Guerdon Industries	Mobile homes	63 year-round
North Santiam Paving	Road contractor	20 year-round 70 65 seasonal
Alumax	Aluminum products	28 year-round
Wilco Farmers	Feed, seed, chemicals	26 25 year-round 4 to 5 seasonal
Smokercraft	Boats	25+ 30 year-round

The Stayton area is growing at a steady rate. Economic activity should continue at its present pace. The addition of an industry that employs a large number of persons could change the economic character of the area and create a need to re-evaluate the long range plans of the city and county.

Several of the elements of the comprehensive plan revised and updated in 1985 related to the economy of Stayton. The projection made in the population element *estimate* was adjusted due to slower than expected population growth, which in turn was caused by slower than expected growth of the state and local economy over the past years. However, the economy and population of Stayton did continue to grow and the City of Stayton's economic policies below remain valid and therefore have not been changed.

Economic Implementation Policy 5, "Housing, transportation, and public facilities plans shall be coordinated with the economic plan," was followed throughout the periodic review process, especially in updating of the land use, transportation, and public facilities elements. Another example of economic policy implementation is where the city engineering staff, with the aid of the computer program developed for the Master Utilities Plan, was able to confirm in less than one day that adequate fire flows could be provided to the new Trus Joist plant built in 1984. This fire flow information was a key factor in that company's decision to locate in Stayton.

The reviewed Land Use element also indicates Stayton's capability to provide for economic development. An extensive amount of vacant land, the lack of land use conflicts, direct access to rail and highway facilities, and city services, have helped to make the Wilco Road industrial area attractive for industrial development. Developable industrial land includes 159.8 acres (zoned IC) in a business park setting within the city plus and 100 159 acres zoned light industrial (IL) adjacent to within the city limits. All of Stayton's industrial land is either served by public facilities or is in proximity to existing facilities.

Table E-2
Municipal Statistics
City of Stayton

CITY OF STAYTON	1987-1988	1988-1989
Population	4,875	4,945
Total Valuation	\$128,881,610	\$135,000,000
Real Property	\$117,085,660	\$118,130,970

CITY OF STAYTON	1987-1988	1988-1989
Personal	\$5,169,480	\$5,426,870
Public Utilities	\$5,172,420	\$5,069,730
Mobile Homes	\$1,454,050	\$1,404,160
Fire District Tax Rate	\$1.7900	\$2.4394
City Tax Rate	\$4.4400	\$4.6130
School Tax Rate	\$15.6900	\$16.1912
County Tax Rate	\$3.2300	\$4.6608
TOTAL TAXES	\$25.1500	\$27.9427
Water/Sewer Hook-ups	1,680	1,700
Number of Employees		31 Full-time 11 Seasonal

Table E-3
Building Activity
City of Stayton

YEAR	NO. OF PERMITS	TOTAL VALUE	RESIDENTIAL VALUE	COMMERCIAL VALUE	ALL OTHER VALUES ⁵⁹
1982	29	\$572,222	\$332,940	\$8,000	\$231,282
1983	49	\$923,700	\$190,580	\$130,000	\$603,120
1984	85	\$3,423,458	\$963,264	\$2,132,406	\$316,788
1985	59	\$834,307	\$177,600	\$297,638	\$359,069
1986	59	\$939,706	\$544,320	-----	\$385,386
1987	67	\$1,511,109	\$199,268	\$565,140	\$746,701
1988	54	\$2,321,971	\$198,850	\$605,100	\$1,517,967
1989	35	\$2,048,105	\$421,890	\$632,501	\$993,714

⁵⁹"All Other Values" includes garages; public, private, and commercial remodeling jobs, and other miscellaneous structures.

Economic Development

Economic Goal: *Provide for the future commercial, industrial, and social needs of the community with a balanced mix of economic and social units..*

Economic Policies

- E-1 The central business area shall be preserved and maintained as the major shopping area of the community.
- E-2 Commercial development outside the central business area in the IC zone shall be limited to convenience facilities and heavy commercial uses as defined in the zoning code.
- E-3 Commercial development at Highway 22 shall be discouraged.
- E-4 The development of the industrial park area, with light industries having a low energy demand and non-polluting, is encouraged.
- E-5 The diversification of the economic base is encouraged.
- E-6 State and federal programs and grants for economic development will be reviewed and sought to improve the economy of the area.

Implementation

- 1. The zoning ordinance and the comprehensive plan shall be consistent with each other.
- 2. The zoning ordinance shall provide for a variety of commercial and industrial designations and uses.
- 3. The zoning ordinance shall contain performance standards consistent with state requirements.
- 4. Community development block grants, economic development administration programs, small business administration loans and grants, and other county, state, and federal programs will be considered in the development of the capital improvement program and city budget.
- 5. Housing, transportation, and public facilities plans shall be coordinated with the economic plan.