

ORDINANCE NO. 884

AN ORDINANCE AMENDING CHAPTER 5 OF THE CITY OF STAYTON'S COMPREHENSIVE [LAND USE] PLAN REGARDING WRITTEN TEXT INFORMATION THAT IS TO BE ADDED OR DELETING TEXT THAT IS NO LONGER ACCURATE OR VALID.

WHEREAS, Chapter 5 of Stayton's Comprehensive Plan must be updated, adding current text or deleting text no longer accurate or valid;

WHEREAS, amendments to Stayton's Comprehensive Plan are considered legislative;

WHEREAS, amendments to the Comprehensive Plan are promulgated pursuant to Title 17 Land Use and Development Code, Chapter 17.12 Development Approval Procedures of the Stayton Municipal Code (SMC);and

WHEREAS, the City of Stayton Planning Commission held a public hearing on August 29, 2005 and the City Council held its public hearing on October 3, 2005 addressing the subject amendments to the Comprehensive Plan (Land Use File #12-07/05) whereupon, the Stayton City Council directed preparation of the Order with findings and conclusions to support the Council's action approving the amendments to Chapter 5 of Stayton's Comprehensive Plan, attached hereto as Exhibit A and by reference incorporated herein.

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

SECTION 1. Based on findings of fact established and set forth in the Order of the Stayton City Council dated October 3, 2005, the Stayton Comprehensive Plan, Chapter 5 is amended as set forth in said Order (Exhibit A).

SECTION 2. Upon adoption by the Stayton City Council and Mayor's signing, this Ordinance with the Order (Exhibit A) containing the amendments to the Stayton Comprehensive Plan, Chapter 5 set forth therein, shall become effective 30 days after the date of adoption.

SECTION 3. This Ordinance, with the Order (Exhibit A), shall be furnished to the Oregon Department of Land Conservation and Development forthwith.

ADOPTED BY THE STAYTON CITY COUNCIL this 17th day of October 2005.

CITY OF STAYTON

Signed: OCTOBER 18, 2005

BY:



GERRY ABOUD, MAYOR

Signed: Oct. 18, 2005

ATTEST:



CHRIS CHILDS, CITY ADMINISTRATOR

APPROVED AS TO FORM:



DAVID A. RHOTEN, CITY ATTORNEY

EXHIBIT 'A'
BEFORE THE STAYTON CITY COUNCIL

In the matter of)Comprehensive Plan Amendment
The application for)File #12-07/05
The City of Stayton, Applicant

ORDER OF APPROVAL

I. NATURE OF THE APPLICATION

The proposal is for textual changes to Chapter 5 of the Stayton Comprehensive Plan to incorporate information from the April 25, 2005 Buildable Lands Inventory (BLI).

II. PUBLIC HEARING

A public hearing was duly held on the application before the Stayton City Council on October 3, 2005. At the hearing the City Council, Land Use File #12-07/05 Application for comprehensive plan amendment was made part of the record.

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

III. FINDINGS OF FACT

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

1. The applicant is the City of Stayton
2. The proposal is for textual changes to Chapter 5 of the Stayton Comprehensive Plan to incorporate information from the April 25, 2005 Buildable Lands Inventory (BLI). There will be **no** changes to the goals and policies of Chapter 5. All the changes will be based on data from the 2005 BLI which was adopted by City Council Resolution.

A. AGENCY COMMENTS

The following agencies were notified of the proposal: City of Stayton Public Works, and the Department of Land Conservation and Development.

The Planning Department has not received any agency comments on this application.

B. PUBLIC COMMENTS

A public notice was printed in the Stayton Mail and posted at City Hall, the library

and Community Center.

The Planning Department has not received any public comment on this application.

C. ANALYSIS

Plan amendment applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Chapter 17, Section 17.12.420 APPLICATION AND APPROVAL REQUIREMENTS FOR PLAN AMENDMENTS.

Method of Adoption

Pursuant to SMC 17.12.370 to 17.12.390 plan amendments shall be adopted by ordinance passed by the council.

D. APPROVAL CRITERIA

Pursuant to SMC 17.12.420.5 the following criteria must be demonstrated as being satisfied by the application:

- a. *The proposed amendment is compatible with the existing provisions of the plan, as measured by:*
 - 1) *If a map amendment, the extent of existing and proposed land use allocations for the requested uses.*
 - 2) *Impact of the proposed amendment on land use and development patterns within the City, as measured by:*
 - a) *Traffic generation and circulation patterns;*
 - b) *Population concentrations;*
 - c) *Demand for public facilities and services;*
 - d) *Maintenance of public health and safety;*
 - e) *Level of park and recreation facilities;*
 - f) *Economic activities;*
 - g) *Protection and use of natural resources;*
 - h) *Natural hazards and constraints;*
 - i) *Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs.*

Finding: These criteria do not apply. Changes in the text of the Comprehensive Plan do not affect land use development patterns. The narrative only inventories and tracks growth patterns.

- b. *A demonstrated need exists for the product of the proposed amendment (land use designation or plan text adjustment).*

Finding: The text of Chapter 5 was updated in 2004 most recently with population estimates and projections gathered through the development of the Transportation Master Plan. However, the last Buildable Lands Inventory was done in 2002 and the BLI provides information beyond total population estimates, addressing housing types and land use. Also, in the period between the adoption of the Transportation Master Plan and the 2005 Buildable Lands Inventory, an extensive dialog between Marion County and the City took place regarding population estimates for 2020 which were revised as a result. When revisions were made because of the Transportation Plan, language was also added to Chapter 5 “This inventory shall be continually updated and the new inventory figures shall automatically become part of the Stayton Comprehensive Plan.” Updating the text of Chapter 5 to reflect the conclusions of the 2005 BLI is consistent with this requirement.

- c. *The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements, including compliance with Goal 14 and the Urban Growth Policies of the City of Stayton (Section 17.08.230 of this title) if a change in the urban growth boundary is requested.*

Finding:

Goal 2 Land Use Planning: Updating the Comprehensive Plan Chapter 5 is a minor revision because it does not change the goals and policies of the Plan. These changes incorporate the most current information available on housing, land use and population into the Plan. Amending Chapter 5 is part of a larger effort to bring the Comprehensive Plan up to date with current conditions within the City. This has included completed updates of Chapters 1—Introduction, 2—Natural and Historic Resources, and 3—Transportation. Updates are planned for Chapter 4—Public Facilities and Services upon completion of a public facilities master plan, and for Chapters 6—Economy, 7—Energy, and 8—Justification for Urban Growth Boundary. Once these updates are completed, the entire Comprehensive Plan will contain the most current information available and provides a truer assessment of the City’s goals and needs.

Goal 10 Housing: Completing the 2005 Buildable Lands Inventory and incorporating those conclusions into Chapter 5 of the Comprehensive Plan is consistent with the purpose of Goal 10, to inventory and plan for the needs of the City in regards to having a variety of housing types and a sufficient amount of available land within the City. This information needs to be kept current because of the constant change in population and residential development in a city.

Goal 14 Urbanization: Maintaining a current Buildable Lands Inventory and Comprehensive Plan regarding housing is important for assessing the need for an extension of the urban growth boundary. For the City, this analysis continues to show a more than adequate amount of land between the City limits and the urban growth boundary but does note the growing need for land, and a lack of developable land within the City.

d. The proposed amendment is possible within the existing framework of the plan (e.g., no new land use designation categories, policy categories, or plan amendments are necessary to accommodate the amendment).

Finding: The proposed amendment is possible within the current framework of the Plan and the Plan itself requires updating of the Buildable Lands Inventory. Chapter 5 explicitly calls for this saying, “This inventory shall be continually updated and the new inventory figures shall automatically become part of the Stayton Comprehensive Plan (see Appendix A for annual updates)”

e. The amendment is appropriate as measured by at least one of the following criteria:

1) It corrects identified error(s) in the provisions of the plan.

Finding: The proposed amendments add the most current information on land use, housing and population to Chapter 5 and removes outdated information.

2) It represents a logical implementation of the plan.

Finding: As stated above, the Plan calls for an annual update of the Buildable Lands Inventory and this process is part of that updating.

3) It is mandated by changes in federal, state, or local law.

Finding: This criterion does not apply.

4) It is otherwise deemed by the council to be desirable, appropriate, and proper.

Finding: The City Council Goals for 2005 state that staff are to update the Comprehensive Plan and Land Use Ordinances.

IV. CONCLUSION

The applicant’s request meets the requirements established in SMC 17.12.420.5

V. ORDER

It is hereby found that the application does meet the relevant standards and criteria for partition approval.

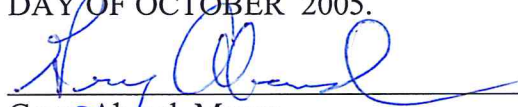
VII. OTHER PERMITS AND RESTRICTIONS

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 the covenants or restrictions imposed on this property by deed or other instrument.

VIII. APPEAL DATES

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

APPROVED BY A 3:0 VOTE OF THE STAYTON CITY COUNCIL ON THIS 17th DAY OF OCTOBER 2005.



Gerry Aboud, Mayor

OCTOBER 18, 2005
Date

ATTEST



Chris Childs, City Administrator

OCT. 18, 2005
Date

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 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 and under Land Conservation and Development DLCDC Goals 9 (Economy), 10 (Housing) and 14 (Urbanization).

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, Feb. 18, 2003).

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

LAND USE DEDIGNATION	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

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

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
Flood Plain	FP	To protect lives and property from the periodic inundation of flood waters (ORD. 857, Feb. 2004)
Historical Overlay	H	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 (ORD. 857, Feb. 2004)
Historic Downtown and Residential Business District Overlay	HDRBO	To serve as a reference point for preserving the historical character of the downtown area, but also as a guide for new development (ORD. 857, Feb. 2004)

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) (ORD 856, Feb. 2004)

Buildable Lands

The Land Use Inventory and Housing Needs Analysis, also called the Buildable Lands Inventory, apply 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 part of the Stayton Comprehensive Plan (see Appendix A for annual updates) (Ord. 743, §4, May 1995). (ORD. 857, Feb. 2004)

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. (ORD. 857, Feb. 2004)

NORPAC Foods, Inc occupies almost all of the IA zone with land used 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. (ORD. 857, Feb. 2004)(ORD. 884, Oct. 2005)

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 Industrial Commercial (IC) zone, the Commercial General (CG) zone and the Light Industrial (IL) zone.

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 Within City Limits
(in acres, as of May, 2005)
City of Stayton
(ORD. 884, Oct. 2005)**

Designations and Zones	Total Within City Limits (May 2005)	Buildable Acres	Percent Buildable
LD	533.5	104.8	19.6%
MD	152.7	16.8	11.0%
HD	41.8	6.0	14.3%
CR	82.8	18.7	22.5%
CG	30.4	13.1	43.1%
ID	6.4	4.4	68.1%
IC	17.6	5.4	30.9%
IL	287.4	85.1	29.6%
IA	56.9	0.0	0.0%
P	304.3	0.0	0.0%
Totals	1513.8	254.3	16.8%

**Table LU-3
Land Uses Planned for Urban Growth Area
Outside City Limits
(in acres)
City of Stayton
(ORD. 884, Oct. 2005)**

Designations and Zones	Total Within urban Growth Boundary, Outside City Limits
LD	801.5
MD	128.5
HD	0
CR	0
CG	0
ID	8.52
IC	0
IL	1.33
IA	102.28
P	188.4
Totals	1,230.53

C. Land Use Within Urban Growth Boundary (UGB)

Table LU-4 summarizes the land uses planned by the area within the urban growth boundary. 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 designed 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 for Urban Growth Boundary
(in acres)
City of Stayton
(ORD. 884, Oct. 2005)

Designations and Zones	City Limits (May 2005)	Urban Growth Area	Total Area	Percent of Total Area
LD	533.5	801.5	1335	44.0%
MD	152.7	128.5	281.2	9.3%
HD	41.8	0	41.8	1.3%
CR	30.4	0*	30.4	1.0%
CG	82.8	0	82.8	2.7%
ID	6.4	8.2	14.6	0.5%
IC	17.6	0	17.6	0.1%
IL	287.4	1.33	288.73	10.0%
IA	56.9	102.28	159.18	5.2%
P	304.3	188.4	492.7	16.2%
Totals	1,513.8	1,230.5	3,033.3	100%

Residential Land Use and Housing

A. Housing

The 2000 census reported that per capita, household and family incomes in Stayton were lower than for Marion County as a whole. Likewise, the percent of persons and households below the poverty level was higher in Stayton than for the County. 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. 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. However, Stayton's ratio of owner occupied to renter occupied housing has remained stable from 1990 to 2000 at approximately 60% owner and 40% renter occupied. This ratio is similar to other small Oregon cities with similar demographics. (ORD. 857, Feb. 2004)(ORD. 884, Oct. 2005)

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. The amount of government assisted housing in Stayton is consistent with the “fair share” allocation in the “Regional Housing Element” (MWVCO, 1978:107). (ORD. 857, Feb. 2004)

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 rent levels. As discussed below in the housing needs projection, the comprehensive plan provides for a wider diversity of housing types in the future. (ORD. 857, Feb. 2004)

D. Housing Needs Projection

The needed housing within the Stayton urban growth boundary to the year 2020 is estimated in Table LU-5, based upon the projected population range of 10,698 to 11,678. 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.(ORD. 884, Oct. 2005)

The housing needs projection in Table LU-5 presents existing units, units needed by 2020, units to be built, and net acres needed for the four housing types by density. The single-family dwelling category is provided for the Low Density (LD) and Medium Density (MD). Based on existing conditions, eighty-five percent of new single family dwellings are expected to locate in the LD zone, while the remaining fifteen 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. (ORD. 884, Oct. 2005)

The number of units needed is based upon existing conditions of 60.4 percent single family dwellings and 39.6 percent multiple family dwellings. The number of “Additional Units Needed” in Table LU-5 is the difference between needed and existing units. (ORD. 857, Feb. 2004) (ORD. 884, Oct. 2005)

**Table LU-5
Housing Needs Projection
City of Stayton
(ORD. 884, Oct. 2005)**

Housing Type	Existing Units	Units Needed by 2020	Additional Units Needed	Density Goal	Land Needed in Acres for Density Goal
Single-Family detached (LD)	1,483	2,092	609	4.8	126.8
Single-Family detached (MD)	295	402	107	6.2	17.3
Multi-family plexes (MD and LD)	668	942	274	12.4	22.1
Apartments (HD)	477	673	196	13.0	15.1
Total	2,923	4,109	1,186	6.5	181.3

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 the densities required by Stayton Municipal Code Chapter 17. There is adequate area designated for low and medium density housing as can be seen by comparing Table LU-5 with Tables LU-2 and LU-3. (ORD. 857, Feb. 2004) (ORD. 884, Oct. 2005)

Comparison of these tables also shows a shortfall of HD land. During periodic review it was determined that more land 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 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. Additional High Density lands may be identified in redevelopment areas around the core commercial area, or on vacant sites at the edge of the city near clustered commercial development. Higher density development may also be achieved by PUDs using density bonuses or other incentive mechanisms. This higher density shall encourage zero-lot line, townhouses, and condominiums to allow for owner-occupied high density development. (ORD. 884, Oct. 2005)

Commercial Land Use

There are approximately 119.6 (ORD. 857, Feb. 2004) acres of commercial zoned land with existing commercial uses within the City of Stayton. There are 11.33 acres of land with residential uses in the commercial zones. After excluding the non-conforming uses, there are a total of 24.7 acres of vacant developable land for commercial use in the City of Stayton. The total amount of land designated for commercial use (CR, CG, ID) inside the Stayton UGB is approximately 128.1 acres, or 4.2 percent of the total area within the UGB (see Table LU-4). (ORD. 884, Oct. 2005)

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; including both sides of First Avenue. The historic business district has been defined as follows: from Washington Street to Water Street; from the east side of Second Street to the west side of Third Street. (ORD. 884, Oct. 2005)

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 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. (ORD. 857, Feb. 2004)

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 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 271.4 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 approximately 361.9 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 10 years, Wilco and Trus Joist have located in Stayton. 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. (ORD. 884, Oct. 2005)



The properties owned by NORPAC Foods, Inc. have been designated 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 17.6 acres (zoned IC) in a business park setting within the city and 287.4 acres zoned IL within the city. (ORD. 857, Feb. 2004) (ORD. 884, Oct. 2005)

Public Land Uses

The land designated for various public uses within the UGB is 16.2 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 2005 Stayton Park and Recreation Master Plan, more neighborhood parks and playgrounds are needed. (ORD. 857, Feb. 2004) (ORD. 884, Oct. 2005)

Land Use 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 all 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 pedestrian 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.