

ORDINANCE NO. 743

AN ORDINANCE AMENDING THE STAYTON COMPREHENSIVE PLAN, CHAPTER 5., "LAND USE," RELATED TO RESIDENTIAL AND COMMERCIAL POLICIES, AND ADDING THE STAYTON BUILDABLE LANDS INVENTORY.

WHEREAS, the Stayton City Council wishes to identify the primary purpose of the Low Density (LD) Residential designation; and

WHEREAS, the Stayton City Council also wishes to clarify the differences between the Medium Density (MD) Residential and the High Density (HD) Residential designations; and

WHEREAS, the council further wishes to amend the Commercial Land Use narrative to include references to High Density Residential development within the commercial core area; and

WHEREAS, the 1994 Buildable Lands Inventory has been formulated and should be included in Stayton Comprehensive Plan Chapter 5.; and

WHEREAS, the Stayton Planning Commission and the Stayton City Council conducted public hearings on the matter at which material in the record and public testimony were considered;

NOW, THEREFORE, the Stayton City Council hereby ordains as follows:

SECTION 1.: That Table LU-1 of the Stayton Comprehensive Plan, Chapter 5., shall be amended to read as follows:

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

SECTION 2.: That Policy LU-7 of the Stayton Comprehensive Plan, Chapter 5., "Land Use," shall be amended to read as follows:

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 Street and North Fourth Street.

SECTION 3.: That the last paragraph of the "Commercial Land Use" section, Stayton Comprehensive Plan, Chapter 5., shall be amended to read as follows:

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 Street and North Fourth Street..

SECTION 4.: That Chapter 5., "Land Use," of the Stayton Comprehensive Plan, shall be amended to include the following 1994 Buildable Lands Inventory:

CITY OF STAYTON
BUILDABLE LANDS INVENTORY

January 1994

BUILDABLE LANDS INVENTORY HIGH DENSITY RESIDENTIAL (HD)					
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	—	3.81
Outside City	—	—	—	—	—

BUILDABLE LANDS INVENTORY MEDIUM DENSITY RESIDENTIAL (MD)					
ALLOWED USES: Single family, manufactured homes, duplexes Tri-plexes (12 units/acre) Manufactured home parks and subdivisions			AVERAGE DENSITY: 8 units/acre		
	TOTAL GROSS AREA	DEVELOPED	LIMITATIONS OR UNBUILDABLE	RIGHT-OF-WAY	NET ACRES BUILDABLE
In-City	165.27	113.22	12.76	—	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

BUILDABLE LANDS INVENTORY LOW DENSITY RESIDENTIAL (LD)					
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	196.93	185.20	676.89

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

ACREAGE NEEDS PROJECTION							
	SINGLE FAMILY	MANU-FACTURED	DUPLEXES	MULTI-FAMILY	NEEDED	AVAILABLE	+/- & UGB
Low Density	300	34	—	—	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 City + 1 Total City/UGB
High Density	—	—	—	14	14	4 City <u>0 UGB</u> 4 Total	- 10 City - 10 Total City/UGB

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.

PASSED BY THE STAYTON CITY COUNCIL this 15 day of May 1995.

Date: 5-16-95 By: Willmer Van Vleet
WILLMER VAN VLEET, Mayor

Date: 5/16/95 Attest: Thomas L. Barthel
THOMAS L. BARTHEL, City Administrator

Approved as to form:

Date: MAY 5 - 1995 David A. Rhoten
DAVID A. RHOTEN, City Attorney