

AJ & Lily Westlund
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Stayton, Oregon 97383

The following document is to be used as a guide to navigate through the application checklist. The answers to the questions in the application checklist will either be answered in this document directly or will reference a document where the answers can be found. Each item on the checklist will correspond to an alphabetical list on this document.

As a general overview, we are proposing a zone map amendment for 985 W. Ida Street, which consists of two separate tax lot parcels, Parcel 1 and Parcel 2. Both parcels are zoned low density, however, Parcel 2 currently is developed with a non-conforming multifamily building. Parcel 1 is currently vacant. The zone map amendment being proposed is for the vacant, Parcel 1.

- A) Lot and Block or Metes and Bounds: This document is attached to the email and is labeled "Partition Plat". The description is on page two of this document.
- B) Property Owner Authorization: We are the owners of the property and authorize this application. We have attached the deed titled "Deed 985 W Ida."
- C) A plan drawn to scale: Attached document "Partition Plat" .. In addition to the Plat, we have also included the existing and proposed zoning boundaries with photos and a description below.

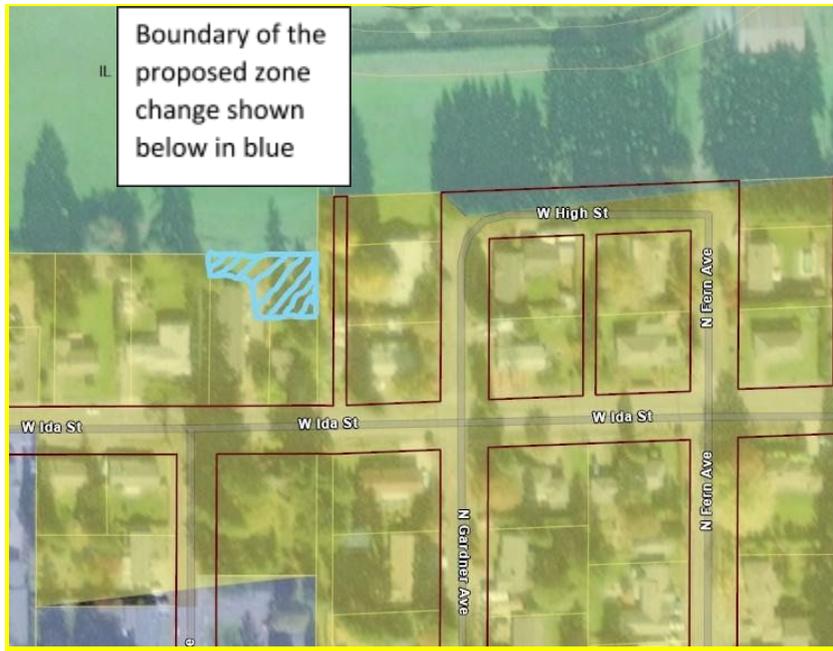
This section shows the existing and proposed zoning boundaries for 985 West Ida St.

This existing zoning is Low Density and is shown in yellow in the first photo. The proposed zone change is to move from Low Density to Medium Density. The second photo shows the approximate boundary of the proposed zone change.

Existing:



Proposed:



- D) Vicinity Map: "Vicinity Map with Zones" is attached and shows current zoning within 300 feet of property as well as natural features and streets.
- E) Statements:
- A statement of availability, capacity, and status of existing water, sewer, storm drainage, transportation, park, and school facilities that serve the area for which the amendment is requested.: We plan to run utilities such as power and water through the easement on Parcel 2. All required utilities to support the zone change are accessible via Ida street. Water, sewer, storm drainage, transportation, park and school facilities are all available.
 - A statement of increased demand for the above facilities that will be generated by the proposed change in zoning designation: The zone change on parcel one would allow a duplex to be built instead of a single family home. Having a duplex vs a single family home will have a negligible effect to the demand on the facilities mentioned above.
 - A statement of additional facilities required to meet the increased demand and phasing of such facilities in accordance with projected demand: There would be no additional facilities required to meet the increased demand and phasing of such facilities in accordance with projected demand.
 - A statement outlining the method and source of financing required to provide the additional facilities identified above: There would be no additional facilities required, therefore no financing for those facilities will be required.
 - A Transportation Impact Analysis, based on the standards and requirements in Section 17.26.050. The Transportation Impact Analysis shall also meet the requirements of Oregon Administrative Rule 660-012- 0060: A transportation impact analysis has been completed. "Traffic TPR – DKS" is attached

Questions to be addressed in narrative statement:

- 1) How is the proposed zoning consistent with the Comprehensive Plan map designation for the subject property?
How is the proposed zoning otherwise compatible with applicable provisions of the comprehensive plan?
 - a. *The proposed zoning is consistent with the Comprehensive Plan map designation. The map indicates Parcel 1 has residential. The proposed zone change is aligned with all applicable provisions to the comprehensive plan.*
- 2) Can existing or anticipated services accommodate potential development in the subject area?
 - a. *Existing services can accommodate the potential development in the subject area.*
- 3) Are existing or anticipated transportation facilities adequate for the uses permitted under the proposed zone designation? Is the proposed amendment in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060)?
 - a. *The existing transportation facilities can accommodate the zone change. This has been verified via the traffic impact analysis.*
- 4) How does the purpose of the proposed zoning district satisfy the goals and policies of the Comprehensive Plan?
 - a. *Our city needs additional, quality rental options for our citizens. Allowing this zone change will permit a duplex to be built which will supply two, new construction rental options. This aligns with the goals and policies of the comprehensive plan. In chapter 6 of the comprehensive plan, table 6-10 shows that 193 duplexes will need to be built by 2030.*
- 5) Is balance maintained in the supply of vacant land in the zones affected by the zone change to meet the demand for projected development in the Comprehensive Plan? Why is vacant land in the proposed zone not adequate in size, configuration or other characteristics to support the proposed use or development? Will the Zone Map Amendment eliminate all available vacant land from a zoning designation?
 - a. *There are several, new, single family homes coming available throughout the city. The supply of low density, single family lots outweighs the number of medium density, multi family lots. The square footage of Parcel 1 is 8,115. Changing this from low density to medium density will not eliminate all available low density acreage available.*
- 6) Does the proposed zone amendment satisfy all applicable provisions of Oregon Administrative Rules?
 - a. *The proposed zone amendment does satisfy all applicable provisions of the Oregon Administrative Rules.*

In closing, we wanted to say that we appreciate the opportunity to work with the city of Stayton on this project. We love the city and want to foster its growth. We are always looking for opportunities to get involved, volunteer and be a part of the community. We are looking for win-win opportunities and feel like this is one! Good for the city, good for us, and good for the future residence. Thank you for your consideration.

Sincerely,

AJ & Lily Westlund