

ORDINANCE NO.857

AN ORDINANCE AMENDING CHAPTERS 1,2,5 AND 6 OF THE CITY OF STAYTON'S COMPREHENSIVE [LAND USE] PLAN REGARDING WRITTEN TEXT INFORMATION THAT IS TO BE ADDED OR THAT IS NO LONGER ACCURATE OR VALID.

WHEREAS, Chapters 1,2,5, and 6 of Stayton's Comprehensive Plan must be updated, adding current text or deleting text no longer accurate or valid;

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

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

WHEREAS, the City of Stayton Planning Commission held a public hearing on November 24,2003 and the City Council held its public hearing on January 20, 2004 and continued to February 02, 2004 addressing the subject amendments to the Comprehensive Plan (Land Use File #17-09/03) where upon, the Stayton City Council directed preparation of the Order with findings and conclusions to support the Council's action granting approval to the amendments to Chapters 1,2,5 and 6 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 February 02, 2004, the Stayton Comprehensive Plan, Chapters 1, 2, 5 and 6 are 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) and the amendments to the Stayton Comprehensive Plan, Chapters 1, 2, 5 and 6 set forth therein, shall become effective 30 days after the date of signing.

SECTION 3. This Ordinance, with the said Order dated February 02, 2004, shall be furnished to the Department of Land Conservation and Development forthwith.

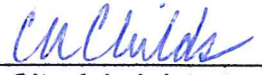
ADOPTED BY THE STAYTON CITY COUNCIL this 2nd day of February 2004.

CITY OF STAYTON

Signed: February 10, 2004

By: 
Gerry Aboud, Mayor

Signed Feb. 17, 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 for
City of Stayton
Comprehensive Plan
Narrative Amendments

Comprehensive Plan
File # 17-09/03

ORDER OF APPROVAL

I. NATURE OF THE APPLICATION

This matter comes before the Stayton City Council on the application for narrative amendments to Stayton's adopted Comprehensive Plan. Specifically, those parts of the narrative included in Chapters 1,2,5, and 6 that removes outdated information and incorporates language that provides a more accurate profile of the City.

II. PUBLIC HEARING

A. City Council Action

A public hearing was duly held on this application before the Stayton City Council on January 20, 2004 and continued to February 02, 2004 at which time a decision was made. At the hearing the City Council Land Use File #17-09/03 Comprehensive Plan narrative in Chapters 1,2,5 and 6 amendments were made part of this record. Notice of the hearing was sent to the Department of Land Conservation and Development, published in the Stayton Mail, posted at city hall, library and community center buildings.

No persons appeared at the hearing to provide testimony on the application. No objection was raised as to the notice, jurisdiction, or conflicts of interest.

At the conclusion of the hearing the City Council deliberated on the issue and recommended approval of the application with findings. The City Council found the application to be consistent with the procedures as required by State Statute (ORS 197).

III. FINDINGS OF FACT – GENERAL

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

1. Proper notification was given to the local newspaper of general circulation, affected local jurisdictions, and the Department of Land Conservation and

Development (DLCD). A minimum of two evidentiary hearings were held before the Stayton Planning Commission and City Council.

2. The objective of this exercise was to amend those parts of the City's Comprehensive Plan (Chapters 1,2,5, and 6) that presents information that is outdated or would misinform the reader.

3. ORS 197 requires that cities and counties update and revise their comprehensive plans as found necessary.

IV. CONCLUSION

1. The amendments of Chapters 1,2,5, and 6 of Stayton's Comprehensive Plan comply with all applicable state and local land use laws.

V. ORDER

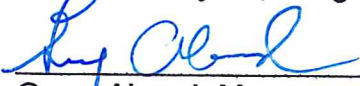
It is hereby found the application does meet the relevant standards and criteria for amendment approval. THEREFORE, it is the decision of the Stayton City Council that the application be APPROVED.

VI. APPEAL DATES

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

APPROVED BY A UNANIMOUS VOTE BY THE STAYTON CITY COUNCIL ON THIS 02nd DAY OF FEBRUARY 2004.

Dated at Stayton, Oregon, this 17th day of February, 2004



Gerry Aboud, Mayor
Stayton City Council

2/18/2004

Date

ATTEST



Rebecca Petersen
Planning Assistant

02-20-04

Date

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 Current: Stayton Flowers & Gifts
2.	Charles Stayton House	784 N Third	Charles Stayton residence Mary E. Stayton residence Current: Commercial/Residential Use
3.	Paris Woolen Mill	535 E Florence	Woolen mill, office, store On National Register of Historic Sites Current: Portion of Mill Demolished 2003
4.	Stayton Paint Shop	308 E Water	Chair factory Fred Lau residence Current: Ernst and Lee Lau residence
5.	Gehlen/Sims Building	189 N Second	Gehlen General Store Current: Storage building
6.	Stayton Mercantile (Burmester Building)	429 N Third	Livery stable, mercantile Current: Antique store
7.	Buster House	444 E Ida	Uriah Whitney residence Current: Michel Lau residence
8.	Women's Club Building	260 N Second	Women's Club Building Stayton Library Current: Santiam Historical Museum

SITE NO.	HISTORICAL NAME	LOCATION	PRIOR/CURRENT USE
9.	Mountain States Hydroelectric Project	Power canal at Third Avenue	Hydroelectric turbine power generator operated by Mountain States, then Pacific Power, currently Santiam Water Control District.
10.	Thomas Y Covered Bridge Current: Stayton Jordan Bridge	Pioneer Park over Salem Ditch; Seventh Ave at Marion	Replica of Jordan Bridge(reconstructed covered bridge from Thomas Creek burned down 1994) replica built 1999.
11.	Salem Ditch (site location only)	N Santiam River at to Mill Creek	Man-made waterway to provide water to Salem woolen mills
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

<i>Designations and Zones</i>	<i>Total Within Urban Growth Boundary, Outside City Limits</i>	<i>Buildable Acres</i>	<i>Percent Buildable</i>
<i>LD</i>	787.8	551.4	70.0%
<i>MD</i>	120.7	53.5	44.3%
<i>HD</i>	0	0	-
<i>CR</i>	5	5	100.0%
<i>CG</i>	0	0	-
<i>ID</i>	7.9	0	0.0%
<i>IC</i>	0	0	-
<i>IL</i>	0	0	-
<i>IA</i>	158.9	133.1	83.8%
<i>P</i>	164.5	0	0.0%
<i>Totals</i>	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 LIMITS⁴³	URBAN GROWTH AREA⁴⁴	TOTAL AREA	PERCENT OF TOTAL ACRES (3131.1)
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

⁴³ From Table LU-2

⁴⁴ *Ibid*

CR	52.5 26.91	5 0	57.5 26.91	1.8% 0.9
CG	123.4 98.35	0 3.44	123.4 101.79	4.0% 3.4
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	14% 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

HOUSE TYPE BY DENSITY	EXISTING UNITS⁵¹	UNITS NEEDED⁵²	HOUSING UNITS TO BE BUILT	ACRES NEEDED⁵³
<i>Single Family Dwellings</i>	1,310 ⁵⁴	2,760	1,450	363 ⁵⁵
<i>Duplex</i>	-214	-760	-546	-52 ⁵⁶
<i>Manufactured Home</i>	-110	-390	-280	-52 ⁵⁷
<i>Four-plex and larger apart- ments</i>	-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 Per Acre	Land Needed in Acres for Den- sity Goal
<i>Single- Family detached (LD)</i>	1,278	1,596	318	4.8	66.21
<i>Single- Family detached (MD)</i>	368	504	136	6.2	21.97
<i>Manufactured Homes in Parks (MD)</i>	180	226	46	12	3.8
<i>Multi-family plexes (MD and LD)</i>	432	520	88	12	7.36
<i>Apartments (HD)</i>	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

	SINGLE FAMILY	MANUFACTURED	DUPLEXES	MULTI-FAMILY	NEEDED	AVAILABLE	+/- & UGB
Low Density	300	34	0	0	334	180 City 490 UGB 670 Total	-154 City +336 Total City/UGB
Medium Density	-30	15	62	10	117	-38 City 80 UGB 118 Total	-70 +1 City/UGB
High Density	0	0	0	14	-14	4 City 0 UGB 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 of Fourth Avenue 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).

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 The Karsten Co. Of Oregon 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 Karsten 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	460+ 379 year-round
Trus Joist	Building materials	455+ 113 year-round
Jeld-Wen	Windows, patio doors	93+ year-round
Santiam Memorial Hospital	Accredited hospital	65 129 year-round

FIRM	ACTIVITY	NO. OF EMPLOYEES
Karsten Co of Oregon, The	Mobile homes	63 year-round
North Santiam Paving	Road contractor	20 year-round 70 65 seasonal
Amerimax	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 ~~15~~ 9.8 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	JULY 1, 2001 1987-1988		JULY 1, 2002 1988-1989	
Population	6,960	4,875	7200	4,945
Total Valuation	345,477,046	\$128,881,610	357,865,085	\$135,000,000
Real Property	309,854,790	\$117,085,660	320,477,963	\$118,130,970

CITY OF STAYTON	JULY 1, 2001		JULY 1, 2002	
	1987-1988		1988-1989	
Personal	16,435,348	\$5,169,480	16,518,441	\$5,426,870
Public Utilities	15,349,178	\$5,172,420	17,085,481	-\$5,069,730
Mobile Homes	3,837,730	-\$1,454,050	3,783,200	\$1,404,160
Fire District Tax Rate *	1.4358	\$1.7900	1.4526	\$2.4394
City Tax Rate *	3.6174	\$4.4400	3.9883	\$4.6130
School Tax Rate *	5.5784	\$15.6900	5.6936	\$16.1912
County Tax Rate *	3.0228	\$3.2300	3.0241	-\$4.6608
Other *	1.1730		1.1719	
TOTAL TAXES	14.8274	\$25.1500	15.3305	\$27.9427
Water/Sewer Hook-ups SDC's	161,677/221,648	-1,680		-1,700
Number of Employees			42 26	31 Full-time 11 Seasonal

* Permanent Measure 47/50 rate including any offsets, bond or local option levies.

Table E-3
Building Activity
City of Stayton

YEAR	NO. OF PERMITS	TOTAL VALUE	RESIDENTIAL VALUE	COMMERCIAL VALUE	ALL OTHER VALUES ⁵⁹
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
2002	93	\$10,025,072	\$9,492,429	-----	\$792,458
2003	96	\$12,730,850	\$11,927,468	-----	\$803,382

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