

Alissa Angelo

From: Sue <hatten4917@yahoo.com>
Sent: Monday, July 20, 2020 9:31 AM
To: !CityofStayton
Subject: land use file 5 -04/20

In Regards to Land use file # 5-04/20

Tax Map /Lot number 091W4C lot01700 Corner of Golf Club Road and Shaff Road.

To City of Stayton Planning Department,

Due to the fact there are already many housing developments in the Stayton, Sublimity , Aumsville, Turner areas in the process of being built is another housing development needed here?

Why? Is there actually a demand for this type of housing?

Who stands to gain?

Not current Stayton residents putting up with more traffic/ new traffic light.

Not farmers as Stayton is now expanding across Golf Club Road into some of world's best farm land.

Sprawl must be contained.

Local schools are already stretched thin.

As a forty year tax paying resident I see the quality of life diminishing rapidly because Stayton has been sprawling far from the downtown core. Is this our future?

Thank you,

Susan Hatten, Stayton, Oregon

Sent from [Mail](#) for Windows 10

Santiam Water Control District



284 E. Water St. ♦ ♦ Stayton OR, 97383 ♦
Phone (503) 769-2669 ♦ Fax (503) 769-5995

7/20/2020

Dear Honorable Mayor Hank Porter and members of the Stayton City Council:

Please find submitted herewith for the record the written testimony of Brent Stevenson, Manager of the Santiam Water Control District (SWCD) at 284 E. Water Street, Stayton, Oregon, submitted on behalf of SWDC. please consider this as part of the record for the Land Use File Land Use File No. 5-04/20 Stealth Development, LLC.

At this time the SWCD opposes the approval of this annexation as it fails to meet the criteria as established in Section 17.12.210 of the Land Use and Development Code, and it fails to meet the requirements of Statewide planning goal 11.

The Application;

In reviewing the AKS narrative report the applicant's representative identifies detention of stormwater as the method to satisfy the code requirement but includes no detail sufficient to understand if it is adequate or will work. A detention basin would still require an overflow and no point of overflow or facilities exist. In fact, the applicant's narrative specifically raises the point that Stayton's Stormwater master plan includes a detention basin and infrastructure needed to serve this area.

The site plan includes details of detention basins with no estimate of needed volume or infiltration rate estimates.

The application fails to demonstrate that adequate stormwater facilities are available:

1. The site requires additional studies, percolation test and other pertinent engineering information to determine whether detention will work.
2. The Stayton stormwater master plan identifies needed infrastructure to serve this area and no information is given indicating the infrastructure will be built prior to development.
3. The conceptual site plan and detention basin information has no information to determine whether the basins are large enough or will function at all

City of Stayton Engineering Review;

The June 18, 2020 review by Ashley engineering design states "An adequate storm drainage system is not readily available" under the existing utility and topology review

City of Stayton Staff Report;

The staff report completed by Mr Fleishman clearly identifies the City Council must reach three independent decisions the first being; Does the application meet the criteria for approval for annexation? b. The site is or is capable of being serviced by adequate City public services including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City.

Staffs report mentions water and sewer but fails to provide a finding or information supporting the criteria related to stormwater facilities, In fact stormwater isn't even mentioned in the report

STATEWIDE PLANNING GOAL 11

Statewide Planning Goal 11 requires that the City of Stayton "plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. * * *." Public facilities specifically include storm sewer systems. See Oregon Administrative Rule 660-011-005(7)(c). The proposed annexation fails to demonstrate how stormwater facilities will be constructed,

Stayton public works design standard's section 6 and the approved City of Stayton Storm Water Master Plan (SSWMP) generally cover the construction of stormwater facilities within Stayton and serve as the framework for urban and rural development. The findings of fact fail to demonstrate the review of the annexation proposal as it relates to site specific requirements, but also regional requirements outlined in the Stayton Storm Water Master Plan (SSWMP). The annexation application references the regional stormwater facilities needed as identified in the SSWMP but City review fails to identify if when and how that infrastructure will be completed and how this project will effect the broader plan. in fact, there is already a development in the area that has not completed needed infrastructure identified in the SSWMP.

In conclusion

in order to approve you must find pursuant to SMC17.12.210.4 that the site is or is capable of being serviced by adequate city public services, including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the city.

The Application, City of Stayton engineering review and the Stayton staff report all fail to provide information sufficient for the council to find that the site is capable of being serviced by City of Stayton Stormwater facilities. Orderly annexation is your responsibility, and this annexation is jumping ahead of needed infrastructure required to serve it.

- The City of Stayton stormwater master plan identifies needed infrastructure in order to serve the area.
- The cities own engineer found that an adequate storm drainage system does not exist.
- The application fails to identify and ensure the capability of stormwater facilities.

A statement that facilities will meet code does not satisfy your requirement to find by fact that the property is capable of being served by city of Stayton facilities.

I urge you to delay approval until adequate information is provided to ensure proper and orderly facilities are available.

Sincerely

Brent Stevenson

Brent Stevenson
Manager, SWCD