AGENDA
STAYTON CITY COUNCIL
Monday, October 7, 2019

Stayton Community Center
400 W. Virginia Street
Stayton, Oregon 97383

CALL TO ORDER **7:00 PM** **Mayor Porter**

FLAG SALUTE

ANNOUNCEMENTS

a. Additions to the agenda
b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.

APPOINTMENTS

a. City Council Vacancy Candidates

PUBLIC COMMENTS

If you wish to address the Council, please fill out a "Request for Recognition" form on the table near the door. Speakers are limited to 3 minutes and must state their name and residence.

a. Donation to the Park Fund by Russ Strohmeyer

CONSENT AGENDA

a. September 16, 2019 City Council Minutes

PUBLIC HEARING

Ordinance No. 1037, Amending Land Use Code to Establish Clear and Objective Standards for Residential Development

a. Commencement of Public Hearing and Opening Statement
b. Staff summary
c. Persons in favor
d. Persons opposed
e. Other interested persons
f. Questions from the Council
g. Staff summary
h. Close of hearing
i. Council deliberation
j. Council Decision on Ordinance No. 1037

Ordinance No. 1038 and 1039, Establishing a Permit Process for Conducting Business in the Street Right of Way

a. Commencement of Public Hearing and Opening Statement
b. Staff summary
c. Persons in favor
d. Persons opposed

e. Other interested persons
f. Questions from the Council
g. Staff summary
h. Close of hearing
i. Council deliberation
j. Council Decision on Ordinance No. 1038 or Ordinance No. 1039

GENERAL BUSINESS

Inventory of City-Owned Property **INFORMATIONAL**

a. Staff Report – Dan Fleishman
b. Public Comment

COMMUNICATIONS FROM MAYOR AND COUNCILORS

COMMUNICATION FROM CITY STAFF

ADJOURN

FUTURE AGENDA ITEMS

a. City of Stayton Employees Years of Service Recognition
b. 2018-19 Fiscal Year End Presentation
c. Sewer Master Plan – Award of Bid

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. If you require special accommodations contact Administrative Services Manager Alissa Angelo at (503) 769-3425.

CALENDAR OF EVENTS

OCTOBER 2019

Monday	October 7	City Council	7:00 p.m.	Community Center (north end)
Tuesday	October 8	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Wednesday	October 16	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	October 21	City Council	7:00 p.m.	Community Center (north end)
Monday	October 28	Planning Commission	7:00 p.m.	Community Center (north end)

NOVEMBER 2019

Monday	November 4	City Council	7:00 p.m.	Community Center (north end)
Tuesday	November 5	Parks & Recreation Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	November 11	**CITY OFFICES CLOSED IN OBSERVANCE OF VETERAN'S DAY**		
Tuesday	November 12	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Monday	November 18	City Council	7:00 p.m.	Community Center (north end)
Wednesday	November 20	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	November 25	Planning Commission	7:00 p.m.	Community Center (north end)
Thursday	November 28	**CITY OFFICES CLOSED IN OBSERVANCE OF THANKSGIVING HOLIDAY**		
Friday	November 29			

DECEMBER 2019

Monday	December 2	City Council	7:00 p.m.	Community Center (north end)
Tuesday	December 3	Parks & Recreation Board	6:00 p.m.	E.G. Siegmund Meeting Room
Tuesday	December 10	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Monday	December 16	City Council	7:00 p.m.	Community Center (north end)
Wednesday	December 18	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Tuesday	December 24	**CITY OFFICES CLOSE AT NOON IN OBSERVANCE OF CHRISTMAS HOLIDAY**		
Wednesday	December 25	**CITY OFFICES CLOSED IN OBSERVANCE OF CHRISTMAS HOLIDAY**		

JANUARY 2020

Wednesday	January 1	**CITY OFFICES CLOSED IN OBSERVANCE OF NEW YEARS DAY HOLIDAY**		
Monday	January 6	City Council	7:00 p.m.	Community Center (north end)
Tuesday	January 7	Parks & Recreation Board	6:00 p.m.	E.G. Siegmund Meeting Room
Tuesday	January 14	Commissioner's Breakfast	7:30 a.m.	Covered Bridge Café
Wednesday	January 15	Library Board	6:00 p.m.	E.G. Siegmund Meeting Room
Monday	January 20	**CITY OFFICES CLOSED IN OBSERVANCE OF MARTIN LUTHER KING JR. HOLIDAY**		
Tuesday	January 21	City Council	7:00 p.m.	Community Center (north end)
Monday	January 27	Planning Commission	7:00 p.m.	Community Center (north end)

From:	steve frank
To:	Alissa Angelo
Subject:	Letter of interest.
Date:	Wednesday, August 7, 2019 10:05:16 AM

Hank, here's my email of interest for the vacant council seat.

Steve Frank

Alissa Angelo

From: Ben McDonald <ben.mcdonald@outlook.com>
Sent: Friday, August 16, 2019 3:12 PM
To: Alissa Angelo
Subject: City Council Vacancy

To Mayor and Council,

This letter is to express my interest in the city councilor position vacated by Brian Quigley.

I am a native Oregonian having lived and grown up in Silverton for the entirety of my childhood, and have since lived in multiple cities throughout the state including Eugene, Salem, Klamath Falls, Silverton, and now Stayton. I attended Silverton Union High School before transferring and graduating from Canby High School in 1999. My higher education includes 1 year at the University of Oregon in the Computer Science program before transferring to the Oregon Institute of Technology and graduating with a Bachelor's Degree in IT (w/ emphasis in Business Systems Analysis).

In January 2011, I accepted a position with JELD-WEN, inc. as their Plant Technology Manager for the Vinyl Window production facility in Stayton. I continue to hold this position and have now actively lived in Stayton or the near surrounding areas since then. In my professional career, I pride myself in finding data-driven solutions to production and technology-related problems while relying on the expertise of others to provide knowledge and input that I may not have for various projects. Aligning with the goals of the council, I believe I can bring this experience to the town and be valuable resource and willing decision maker.

Last March, my wife and I purchased our home in Stayton, and live there with our two children (boys, 12 and 9) that attend Stayton public schools. We have grown to love this town and, while I have no prior experience in public service, I would love to become more involved in the community and the workings of the town to provide my expertise and experience to the council.

My resume is available upon request.

Thank you for your consideration,

Ben McDonald
888 N Douglas Ave
Stayton, OR 97383
503-572-6640

September 7th, 2019

To: Mr. Henry Porter

Mayor of the City of Stayton

From: Camilla "Cami" Cornwell

Re: Stayton City Council Vacancy

Dear Mr. Porter,

I am writing to express my interest in the vacant position on the Stayton City Council. I have lived in this community most of my life, with the exception of a few years out of country as a military spouse. When my husband's enlistment ended, we made Stayton our permanent home and have been here for 25 years now.

A little about me personally…

I married my high school sweetheart, Brendan, a little over 30 years ago and we have two awesome adult children, ages 27 & 22, and a beautiful daughter-in-law. No grandbabies yet, but hopefully in the near future. My favorite thing in the world is to spend time with my family! I also enjoy riding bikes around town with my husband, going to the movies, especially at our local theater, and spending time with my church family.

A little about my work & volunteer experience…

Currently, my daughter-in-law and I own a fast-growing cleaning business called Wonderfully Made Homes & Cleaning Services, LLC. However, I have done a wide variety of jobs throughout the years, so my experience is vast. I've driven limousine, worked as a bookkeeper, caregiver, administrative assistant, shipping clerk, retail manager, hiring manager, just to name a few. I volunteered for 10 years on the committee for our local Relay for Life, serving as Food & Activities Chair, Sponsorship Chair and then Event Chair. I lost my mother and grandmother, both at the age of 53, to cancer so this was very important to me. I currently volunteer at my church as the Worship (Music) Leader and I lead a small group for married couples.

While I do not have any political experience, I believe I have much to offer our city in the way of being an upstanding citizen who loves her town and cares about its people and its future. I have great problem-solving skills and am very good at seeing things from all perspectives in order to make good decisions. I would love to chat more with you, about this opportunity, when you are available. Thank you for your time!

Very sincerely,

Cami Cornwell

1225 Cherry Ct., Stayton, Or. 97383 Ph. 503.999.6874

Alissa Angelo

From: casey Falconer <yoink93@hotmail.com>
Sent: Friday, August 9, 2019 6:15 AM
To: Alissa Angelo
Subject: Council opening

To mayor Henry Porter for your consideration. My name is Casey Falconer. My wife Amy and I have lived in Stayton since 2016 and we love it here. This will be our forever home. I have two adult children from a previous marriage. Growing up I was very active in sports and community in Junction City. I have always felt small towns are more enjoyable to live in. I have always been a leader in most things I have done. 4 year varsity football player with multiple all state selections, semi pro football, high school leadership, 5 years in naval rotc where I earned multiple awards and citations. I decided to go into construction when I was 18 and became a journeyman Electrican at 22. 25 years later I have been a foreman on countless large projects. That position has taught me how to interact with most any type of personality while still getting the job done. I am extremely detail oriented, and strongly believe in putting in the hard work to get the job done right. I currently sit on the Village at Sylvan Springs home owners association as the Vice President. We have organized many community projects along with overseeing our small budget and CCR changes. I feel I'm very well suited for a city councilman position as I care about our small community and will always push for making it better. I do not make rash decisions, rather I wait until I am fully knowledgeable about a situation before making a decoy. I would love an opportunity to be part of our great city. Thank you

Casey Falconer
810 Sunrise dr
503-508-8879
yoink93@hotmail.com

Sent from my iPhone

From: Kara Blocker
To: Alissa Angelo
Subject: Application for Vacant City Council Seat
Date: Friday, August 23, 2019 1:13:10 PM

Members of Stayton City Council:

I'm writing to inform you of my request to be considered for the vacant council seat.
I've been a small business owner in downtown Stayton for 5 years. I own Rising Star Studios at 220 E Ida. We teach private music and art lessons. We have about 150 weekly customers. We have 7 independent contractor teachers who work for us.

I've been intending to be more involved in things that concern the city since I started my business. But I couldn't logistically manage it until this year. I am familiar with all of my students and their families, I know many small business owners here in town, I have worked for Regis High School and know many of them.

I understand the need to keep my business name and interests separate from City matters.

I love this town and intend to stay and grow my business here for the future.
Thank you for considering my application.

Kara Blocker

Dear Mayor Porter,

My name is Kip Yarnell and I am writing this letter to voice my interest in the opening on the City Council. I have deep roots in the valley, being a 5th generation Oregonian, and I'm very interested in what I can do to improve upon an already great city. I grew up in Scio and spent a lot of time in Stayton where my parents own property and run a small business. I currently live in a rural part of Stayton with my wife, 3 kids, and a little one on the way. I have been in IT for the past decade with the last 5 years working as a Network Engineer for the State of Oregon. I am particularly interested in Small business and services that would help cultivate new opportunities. I believe my career experience and history in the area would make me a valuable assert to the City. I know this is a short introduction, but I hope to meet face to face and have a chance to properly introduce myself.

Kip Yarnell

503-269-6190

Laura S Beegle
623 Summerview Dr.
Stayton, Oregon 97383
(503) 884-9096
laurasuzyq@gmail.com

August 19, 2019

Henry Porter, Mayor
City Hall
362 N. Third Avenue
Stayton, OR 97383

Dear Mayor Porter:

It is my understanding that the Stayton City Council currently has one vacancy after the recent resignation of Councilor Quigley. I would like to formally state my interest in this position. While I have not been a resident of Stayton very long, I have found this city to be welcoming, friendly and somewhere I am pleased to call home. I would like the chance to be part of the development of solutions for the issues that our city is facing.

I have reviewed the 2019-2022 Council goals set forth in the Stayton City Council & Management Team Retreat Summary Report and believe my experience, both professionally and through the leadership roles I've held in Rotary, could be beneficial in assisting the Council in bringing these goals to fruition. Because the City Council and Management Team have already set goals, and whomever you appoint to the open seat will need to be able to commit to these goals, I thought it may be beneficial to summarize my thoughts and/or experience in each of these areas:

GOAL: IMPROVE COMMUNICATION AND OUTREACH. I was extremely happy to see this as one of the goals chosen by the City Council and Management Team, as good communication and community perception is vital to the success of any plan or program, whether in city government or the private sector. During my tenure with Xerox, I worked in Marketing and learned how important a strong recognizable brand can be and how each communication, whether internal or external, is a representation of that brand. This respect for brand identity and positive communication strategies has been reinforced during my 14 years with Rotary, where I have been privileged to serve as club President twice and a Community Service Chair for 5 years.

GOAL: SUPPORT ECONOMIC DEVELOPMENT. A strong community needs to grow, not just for the sake of growth, but in ways that nurture the heart of a community and foster strong partnerships. I am excited to see what ideas come out of the development of the Economic Development Strategic planning, and what I can do to help.

GOAL: PROVIDE DIVERSE HOUSING OPTIONS FOR THE COMMUNITY. This goal is also one that I was pleased to see was included. We are in a time when wages have remained stagnant, but the cost of living continues to grow. Adequate and affordable housing needs to be addressed in every community, and Stayton is no different. During the mid-2000s I worked as a loan officer for a Salem based mortgage broker and experienced firsthand what rapid growth then bank crashes can do to the housing market. Since then, the market has improved, but the mid-Willamette Valley is lacking in affordable low to middle income housing options. I believe that it shows great commitment to the community that the Stayton City Council has recognized this as an issue and I'm excited for what I may be able to do to assist in this area.

GOAL: IMPROVE AND EXPAND CITY FACILITIES & GOAL: PLAN FOR A SAFE COMMUNITY. I believe these two goals may be accomplished concurrently, as part of planning for a safe community requires improving and expanding city facilities and services. However, this is not an easy task with limited funding sources and emergency planning being so vital to the protection of small communities. These goals are so important to the future of Stayton but will require a united City Council and a great deal of public support. I hope that I may be of service to the Council by employing diplomacy techniques developed over my years of service in Rotary. As a leader in a volunteer organization you learn quickly to discuss topics openly, honestly and with a tremendous amount of tact; always remembering that the people you have the privilege of leading are giving of themselves, their time and their talents, and deserve to be respected and honored for their service.

GOAL: DEVELOP A CAPITAL IMPROVEMENT PLAN. I am a researcher and planner by nature. At a young age my father told me "If you fail to plan, you plan to fail". This of course, was a quote from Steven Covey, but the idea has always stuck with me. Developing a Capital Improvement Plan will require a great deal of research, evaluation and planning. Things that I do every day in my current position as Operations Manager for an Insurance Company in Salem. As the OM, one of my roles is to serve as our Data Manager, which includes research, development, implementation and staff training for our data systems. I hope this experience would be helpful in developing/implementing the asset management software, as well as preparing for the transition.

GOAL: EXPAND THE CITY'S WATER SUPPLY. Going back to my planning nature, I believe finding a secondary water source to be one of the most important things that this Council could accomplish for the future of Stayton. Most of us in the mid-Willamette Valley experienced a water scare last year that was different from anything we've dealt with in the past. Previous water issues could be mitigated by boiling water, but last year's issue was made worse by boiling. Finding an alternative source, even if it's only used in emergency situations, could be of tremendous help to our community. If selected to join the City Council, I will remain dedicated to this project to ensure sustainability for our water supply.

GOAL: ENHANCE COMMUNITY LIVABILITY. It all comes down to this: livability. A strong, vital community is one where people want to live. As a Rotarian, I have spent over a decade working toward building better, stronger, safer communities – both locally, nationally and internationally. I have helped with many projects, from building a community garden in North Salem to funding water projects in Africa. While the range of projects is vast, the goal is always the same – to create a better living environment for the people living there. I have assisted with some of the grant proposals that were used to fund our various projects, as well as completing informal needs assessments for the areas we were considering for projects. As a licensed insurance agent and the Operations Manager for the agency, I am tasked with reading through the Oregon Revised Statutes, CMS regulations and Federal Registers to ensure our company is aware of any changes that may affect our agency, agents or customers. Then updating the Policy and Procedures to adhere to these changes. I believe this experience may be useful when the Council works toward expanding grant programs and updating code enforcement policies.

I hope the above information is helpful as you review the letters of interest and that I was able to provide some insight into my background as it pertains to this open Council seat. Whatever your decision, please accept my sincere thanks for your time and consideration of my request.

Sincerely,

Laura S Beegle

Subject: Qualifications for Council Seat vacated by Mr Quigley
From: Mark Kronquist <mak@teleport.com>
Date: 8/14/2019, 10:57 PM
To: Sandi Porter <sandil@wvi.com>

Thank you, your Honor, for taking my notes as to why I would like to, again, serve our fair city.

As you know, I did not stand for reelection because I had to take care of health issues for my aging parents. They are doing fine now and, perhaps in retrospect, I erred in not standing for reelection. If so, please accept my apology.

I have never wanted to win a popularity contest.

While, at times, I apologize for bullheadedness...not blaming, but, growing up where your grandmother (a celebrated author who almost got kicked out of U of O for "hijinks" in the 1930s) ran the paper, your mother was (eventually) a 25 year employee of the school district and your uncle was a LO cop then in the DA's office...and your family had been there for over a century, you A. learned to date women far out of town (town dates had stories...did you know Eve has a speeding ticket, got a B in Calculus and her great grandmother shot herself in 1957?) and B. developed a certain feeling that, no matter how large the house on the lake was, all people are equal and all the money we take in and spend comes from the people...and the people deserve answers and transparency (as a side note, my uncle's first arrest was the Mayor's son for theft of a Porsche)

WhenI first came to town in October, 2013, I came to your gun shop...naturally...I think I brought beer and you and I got one and Don the rest...as we talked a tumbleweed blew down third...and you said "Isn't that the perfect metaphor for this town."

I knew then we had to do something...and we did we changed old laws and zoning and refused to take no for an answer...we sent great ideas and poor laws back for a redo...look around you in wonder at what has changed...

I want to keep that fire burning...and asking why we have a $900k vehicle replacement fund (which fixed unfunded pension liabilities), why we had a $382,000 "formula error" the money belongs to the people

Citizen
City Councilor
Planning Commissioner
Vice Chair Parks Advisory Board
Parks Advisory Board
Council Liaison to School Board

ROUSH RACING

10115 Kincey Avenue
Suite 200
Huntersville, NC 28078
Telephone: (704) 370-1010
Fax: (704) 370-1065
A subsidiary of Roush Industries, Inc.

July 27, 1999

Mark Kronquist
Global Events
PO Box 3024
Portland, OR 97208

Dear Mark:

On behalf of Greg Biffle and the rest of Roush Racing's NASCAR Truck team, I would like to thank you for all your assistance in helping to maximize the exposure for both Roush and Grainger during last month's Grainger 225. As far as we are concerned the event was a smashing success not only on the racetrack but off as well. You were instrumental in arranging countless interviews and media functions that helped us cover the market not only in Portland but in the surrounding areas as well.

It was a pleasure to work with you and your intern, Lee (the Trusty Intern). You both were more helpful, motivated and responsive than any other racetrack public relations staff I have ever worked with in promoting a driver, team and event.

I just wanted to say thank you and commend you and your staff for a job well done. We look forward to working with you in the future.

Sincerely,

T. Kirk Lowry

cc. Vicky Wilson
Stephanie Smith-Marquez

UNLIMITED PROMOTIONS, INC.

November 5, 1997

To Whom it may concern,

Mark Kronquist is a man I admire greatly. As a business owner, I've dealt with hundreds of people and many different aspects within the business community. I've known very few people who have as strong a background in all areas of business.

His marketing background in all facets, as well as his rolodex, is second to none. In addition to knowing the essential marketing tools that most marketing directors in his position would know, Mark has a gift for knowing what will work best within budget when all the factors are considered.

Mark's understanding of "real world" business finance stems more from his natural ability and keen intelligence, than it does from his advanced classes at Connecticut's Fairfield School of Banking. Mark's 15 year thrist for the latest in computer technology has yet to be quenched. He can mesh the business world and computer technology as well as anyone I know.

If anyone wants hear about how I feel about Mark and his many business assets, please call me at 800-270-7499, my home at 503-557-7934, or my cell phone at 503-358-7910.

Sincerely,

Allen Wilson

Washington Office

543 Kenosia Ave. S.
Kent, WA 98032
800-270-7499
FAX 800-529-3559

"There's nowhere to go but UP!"

Oregon Office

4170 S. Rosepark Drive
West Linn, OR 97068
800-270-7499
FAX 800-529-3559

City of Stayton
City Council Work Session Minutes
September 16, 2019

LOCATION: STAYTON COMMUNITY CENTER, 400 W. VIRGINIA STREET, STAYTON

Time Start: 6:00 P.M. **Time End:** 8:31 P.M.

COUNCIL MEETING ATTENDANCE LOG

COUNCIL	STAYTON STAFF
Mayor Henry Porter	Alissa Angelo, Administrative Services Manager
Councilor Paige Hook	Keith Campbell, City Manager
Councilor Christopher Molin	Dan Fleishman, Director of Planning & Development
Councilor Jordan Ohrt	Lance Ludwick, Public Works Director
Councilor David Patty	Janna Moser, Library Director
	Susannah Sbragia, Finance Director
	David Frisendahl, Interim Deputy Police Chief

AGENDA	ACTIONS
REGULAR MEETING	
Announcements a. Additions to the Agenda b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.	None.
Appointments	None.
Public Comments a. Presentation of Collections Operator of the Year Award to Jason Miley by the Pacific Northwest Clean Water Association	Matt Etzel and Craig Prosser of the Pacific Northwest Clean Water Association presented City employee Jason Miley with the Collections Operator of the Year Award.
b. Paula Greaves	Ms. Greaves inquired about the search for a new Police Chief.
c. Bill Martinak	Mr. Martinak spoke on Phillips Estates storm drainage.
d. Nona Simmons	Ms. Simmons inquired about the recent resignation of the Police Chief and Captain.
e. Mark Doucette	Mr. Doucette inquired about a recent call for service he made to the police department.
f. Clarissa Brothers	Ms. Brothers is the Events and Marketing Chair for Revitalize Downtown Stayton and spoke about recent events they've held.

Consent Agenda a. August 22, 2019 City Council Minutes b. Liquor License – "Limited On-Premises" Application – Cinema Treasures c. Resolution No. 995, Safe Routes to School Construction Grant Application	Motion from Councilor Molin, seconded by Councilor Patty, to approve the Consent Agenda as presented. **Motion passed 4:0.**
Public Hearing	None.
General Business **Second Consideration of Ordinance No. 1036, Implementing the Recommendations of the Ordinance No. 1019 Review Committee**	
a. Staff Report – Dan Fleishman	Mr. Fleishman reviewed the staff report.
b. Public Comment	*Cari Sessums, 1501 E. Burnett*, inquired about the reconvening of the Ordinance No. 1019 Committee.
c. Council Deliberation	None.
d. Council Decision	Motion from Councilor Patty, seconded by Councilor Hook, to adopt the second consideration of Ordinance No. 1036 as revised. **Motion passed 4:0.**
Community Improvement Grants	
a. Staff Report – Keith Campbell and Dan Fleishman	Mr. Fleishman reviewed the report.
b. Public Comment	*Paula Greaves, 1519 Fern Ridge Road*, inquired about the application process for the grants.
c. Council Deliberation	Council discussion of the proposed grant application and selection process, a scoring matrix, advertising the grants other than on the internet, and next steps.
d. Council Decision	None.
Discussion Regarding Establishing a Permit Process for Conducting Business in the Street Right of Way	
a. Staff Report – Dan Fleishman	Mr. Fleishman reviewed the staff report.
b. Public Comment	*Ken Carey, 1941 Kent Avenue*, spoke in support of allowing mobile food units to park in the street right of way. *Cari Sessums, 1501 E. Burnett Street*, spoke in support of the proposed permit process for conducting business in the street right of way. *Gerry Aboud, 836 E. Kathy Street*, spoke in opposition of mobile food units parking in the street right of way.

c. Council Deliberation	Council discussion of the mobile food units parking in the right of way, other communities who utilize a permit process, speaking with downtown businesses and mobile food unit owners, noise issues, limitation on hours of operation, and size of vehicles. *Ken Carey, 1941 Kent Avenue*, spoke about his experience parking his mobile food unit in Portland.
d. Council Decision	Motion from Councilor Hook, seconded by Councilor Ohrt, to direct staff to prepare an ordinance for presentation to City Council reflecting the discussion this evening and schedule a public hearing for October 7. *Council Discussion:* Discussion regarding delaying a decision and forming a committee to discuss mobile food units parking in the public right-of-way and the proposed permitting process. **Councilor Ohrt rescinded her second and Councilor Hook rescinded her motion.** *Cari Sessums, 1501 E. Burnett Street*, requested the decision not be further delayed. The public hearing could be a chance for discussion between the mobile food units and downtown businesses. Further Council discussion regarding a date to schedule a public hearing. Motion from Councilor Hook, seconded by Councilor Molin, to direct staff to prepare an ordinance for presentation to City Council reflecting the discussion this evening and schedule a public hearing for October 7. **Motion passed 4:0.**
Communications from Mayor and Councilors	Mayor Porter provided an update on the vacant Council seat and the upcoming recognition event for former Council member Brian Quigley on September 19 from 6:00 p.m. to 7:00 p.m. in the E.G. Siegmund Meeting Room at the Stayton Public Library. Council discussion of the vacant Council seat and the full Council's participation in meeting the final candidate or all the candidates prior to appointment. Councilor Ohrt spoke briefly about follow-up presentations from groups who receive community improvement grants and how the funds were utilized. Coffee with a Councilor will be held on Saturday, October 5th from 9:30 a.m. to 11:30 a.m. at Moxieberry in Stayton.

	Councilor Hook shared she has begun working with a non-profit who offers free childcare at City Council meetings to bring this service to the Stayton community.
Communication from City Staff	The Marion County Commissioners will be holding a Board Session and Town Hall meeting on Wednesday, September 25th at 6:00 p.m. in the E.G. Siegmund Room at the Stayton Public Library.
Future Agenda Items a. Public Hearing – Code Amendments b. City Properties c. Sewer Master Plan – Award of Bid	

APPROVED BY THE STAYTON CITY COUNCIL THIS 7TH DAY OF OCTOBER 2019, BY A ____ VOTE OF THE STAYTON CITY COUNCIL.

Date:_____ By:_____
Henry A. Porter, Mayor

Date:_____ Attest:_____
Keith D. Campbell, City Manager

Date:_____ Transcribed by:_____
Alissa Angelo, Administrative Services Manager

CITY OF STAYTON

M E M O R A N D U M

TO: **Mayor Henry Porter and the Stayton City Council**

FROM: **Dan Fleishman, Director of Planning and Development**

DATE: **October 7, 2019**

SUBJECT: **Ordinance 1037 Amending Land Use Code to Establish Clear and Objective Standards for Residential Development**

ISSUE

The issue before the City Council is a public hearing on Ordinance 1037, legislative amendments to the Land Use and Development Code to establish clear and objective standards for residential development. Following the public hearing, the Council will be requested to consider Ordinance 1037 to amend the Code.

BACKGROUND INFORMATION

Recent changes to state law require that local governments may only apply "clear and objective" standards within our land use code to residential development. ORS 197.307 includes the following subsections:

(4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

(a) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(5) The provisions of subsection (4) of this section do not apply to:

(a) An application or permit for residential development in an area identified in a formally adopted central city plan, or a regional center as defined by Metro, in a city with a population of 500,000 or more.

(b) An application or permit for residential development in historic areas designated for protection under a land use planning goal protecting historic areas.

(6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply an alternative approval process for applications and

permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (4) of this section.

(7) Subject to subsection (4) of this section, this section does not infringe on a local government's prerogative to:

(a) Set approval standards under which a particular housing type is permitted outright;

(b) Impose special conditions upon approval of a specific development proposal; or

(c) Establish approval procedures.

Last year, I had requested the City Attorney review various sections of our Code as they apply to residential development and together we have identified a number of provisions in which the current Code either has standards that are subjective or contain ambiguous language, or both.

PROPOSED AMENDMENT

Staff has prepared set of suggested amendments that were reviewed by the Planning Commission. The intent of the amendments is to clarify ambiguous language and make the standards for all types of residential development be more objective. In summary the suggested changes:

- Require garages to have the same exterior materials as the house
- Clarify the siding requirements for manufactured homes
- Establish an defined slope above which the exposed material enclosing the underside of a manufactured home may exceed 12 inches on the downhill side
- Modify the purposes of the multifamily standards remove subjective purposes
- Clarify the multifamily standards for balconies and outdoor corridors
- Specify a depth needed for an entry recess on multifamily dwellings
- Clarify the siding requirements for multifamily dwellings
- Remove reference to compatibility in the criteria for land divisions
- Clarify the requirements for a second entrance for subdivisions or multifamily developments
- Clarify the fish habitat protection standards.

RECOMMENDATION

Following their June public hearing, the Planning Commission has recommended adoption of the amendments. Staff recommends adoption of Ordinance 1037 as presented.

OPTIONS AND MOTIONS

The City Council is presented with the following options.

1. **Continue the hearing**

   Move to continue the public hearing until October 21, 2019.

2. **Close the hearing and approve the first consideration of Ordinance 1037**

   Move to approve Ordinance No 1037 as presented.

   The Administrative Services Manager shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the vote is unanimous, Ordinance No. 1037 is enacted and will be presented to the Mayor for his approval.

   If the vote is not unanimous, Ordinance No. 1037 will be brought before the Council for a second consideration at the October 21, 2019 meeting.

3. **Close the hearing and approve the Ordinance with modifications**

   Move to approve Ordinance No. 1037 with the following changes … and direct staff to incorporate these changes into the Ordinance before the Ordinance is presented to the City Council for a second consideration.

   The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the first consideration is approved, Ordinance No. 1037 will be brought before the Council for a second consideration at its October 21 2019 meeting.

4. **Close the hearing and retain the Code unchanged**

   No motion is necessary.

ORDINANCE NO. 1037

AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE TITLE 17, TO CONFORM TO THE STATUTORY REQUIREMENT THAT STANDARDS FOR RESIDENTIAL DEVELOPMENT BE CLEAR AND OBJECTIVE

WHEREAS, Oregon Revised Statutes, Chapter 197 requires municipalities to adopt and implement a comprehensive land use planning program in accordance with statewide planning goals established by the Legislature and the Oregon Land Conservation and Development Commission;

WHEREAS, the City of Stayton has adopted Title 17 of the Stayton Municipal Code (SMC) as the Land Use and Development Code;

WHEREAS, Oregon Revised Statues, Chapter 197, Section 307, specifically mandates that a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing;

WHEREAS, SMC Title 17, Chapter 20 of the Land Use and Development Code, includes a number of standards for housing that are not clear or objective;

WHERAS, the Planning Commission has initiated the amendment of the Code;

WHEREAS, notice of the proposed amendment was sent to the Department of Land Conservation and Development more than 35 days in advance of the Planning Commission's public hearing;

WHEREAS, following a public hearing, the Planning Commission has recommended that the City Council enact the amendments; and

WHEREAS, the Stayton City Council, following a public hearing, does find that the amendments proposed by the Planning Commission are appropriate and are consistent with the Comprehensive Plan.

NOW, THEREFORE, the City of Stayton ordains:

Section 1. Land Use and Development Code Amended. Stayton Municipal Code, Title 17, is hereby amended shown on Exhibit A attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall not become effective until the 30th day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor. In the event of a timely appeal to LUBA, this Ordinance shall not become effective until the LUBA appeal is finally resolved, including any appeals from the decision of LUBA.

Section 3. A copy of this Ordinance shall be furnished to the State of Oregon, Department of Land Conservation and Development, as required by OAR 660-018-0040.

ADOPTED BY THE STAYTON CITY COUNCIL this 7th day of October, 2019.

CITY OF STAYTON

Signed: _____, 2019 BY: _____
Henry A. Porter, Mayor

Signed: _____, 2019 ATTEST: _____
Keith D. Campbell,
City Administrator

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EXHIBIT A

Additions are underlined; Deletions are ~~crossed out~~

Part 1. Amend the standards for Single Family Dwellings in **Section 17.16.070.4** as follows:

4. ADDITIONAL REGULATIONS FOR SINGLE FAMILY DWELLINGS AND MANUFACTURED HOMES ON INDIVIDUAL LOTS.

   a. Within the Low Density and Medium Density Residential Districts, all new single-family dwelling, subject to the following development standards:

      1) Floor Area. A conventional dwelling shall have a minimum floor area of 1,000 square feet.

      2) [repealed]

      3) Design Features. All new single family dwellings, including manufactured homes, shall contain the following design feature requirements:

         a) Attached or detached garage with exterior materials ~~matching~~ that are the same exterior materials as the primary home.

         b) Gutters and downspouts.

      4) In addition, new single family dwellings, including manufactured homes, shall contain at least 4 of the following design elements on the side(s) of the home which fronts on a street to provide architectural relief:

         a) Dormers or gables.

         b) Cupolas.

         c) Bay or bow windows.

         d) Exterior shutters.

         e) Recessed entries.

         f) Front porch of at least 100 square feet, which may extend into the required front yard.

         g) Covered porch entries.

         h) Pillars or posts in the front entry area.

         i) Roof with pitch greater than 3 feet in height per each 12 feet in length.

         j) Front-side exterior brickwork or masonry.

      5) BUILDING ORIENTATION. If the lot fronts a public street, the architectural front of the single family home shall face the street.

   b. In the Low Density and Medium Density Districts, manufactured homes on individual lots shall meet the following development standards:

      1) Floor Area. The manufactured home shall have a minimum floor area of 1,000 square feet.

      2) Width. The manufactured home must be at least 24 feet in width.

      3) Roof. The manufactured home must have a composition asphalt, fiberglass, shake, or tile roof with a nominal pitch of 3 feet in height for each 12 feet in length.

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4) Exterior Siding. The manufactured home must have ~~standard~~ horizontally applied wood siding, horizontally applied fiber-cement siding, ~~T-111~~ or textured plywood siding with vertical grooves~~, or other siding with the same exterior appearance as T-111 or standard wood siding~~.

5) Garage. The manufactured home must have a garage with exterior materials ~~matching~~ that are the same exterior materials as the manufactured home. The garage shall be placed on the property prior to occupancy of the manufactured home.

6) Masonry Perimeter. The base of the manufactured home must be enclosed continuously at the perimeter with either concrete, concrete block, brick, stone, or combination thereof. The home shall sit so that no more than 12 inches of the enclosing material is exposed above grade. Where the building site has a ~~sloped~~ grade with a slope of more than 10%, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home.

7) If the manufactured home is placed on a basement, the 12-inch limitation will not apply.

8) Performance Standards. The exterior thermal envelope must meet the energy performance standards specified by state law for single-family dwellings.

9) Hauling Mechanisms. The transportation mechanisms, including wheels, axles, and hitch, shall be removed.

10) Design Features. All manufactured homes shall comply with the design feature requirements in Section 17.16.070.4.a.

11) Development Requirements. In addition to the above requirements, the manufactured home shall comply with the development requirements, including lot areas, setbacks, height limitations, and other standards, for single family dwellings in the underlying zone.

Part 2. Amend the standards for Duplexes, Triplexes and Multifamily Dwellings in **Section 17.20.190** as follows:

1. ~~PURPOSE. The purpose of these design standards is to promote development that is aesthetically pleasing, compatible with the surrounding neighborhoods and provides a variety of pleasing architectural styles while reducing any adverse effects on surrounding property owners and the general public.~~ These standards shall apply to any new attached residential structure.

2. ARCHITECTURAL STANDARDS.

   a. Building Length. The continuous horizontal distance as measured from end wall to end wall of individual buildings shall not exceed 100 feet.

   b. Articulation. All attached residential structures shall incorporate design features to break up large expanses of uninterrupted walls or roof planes. Along the vertical face of all building stories, such elements shall occur at a minimum interval of 30 feet and each floor shall contain at least 2 of the following elements.

      1) Recess (e.g. deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet.

      2) Extension (e.g. deck, patio, entrance, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.

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3) Dormers with peaked roofs and windows or offsets or breaks in roof elevation of 2 feet or greater in height.

c. Street-side facades. All building elevations visible from a street right-of-way shall provide prominent defined entrances and a combination of architectural features as specified in Section 17.20.190.3.e below.

d. Exterior Stairways. Stairways shall be incorporated into the building design. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building, or otherwise incorporated into the building architecture. ~~Long~~ A~~a~~ccess balconies and/or outdoor corridors longer than 16 feet shall not be used. No more than 4 units shall access from a single balcony.

e. Design Features. The minimum number of required design features for an attached residential structure is determined by the number of dwelling units in each building as shown in Table 17.20.190.3.e.

Table 17.20.190.3.e Minimum Number of Design Features

Number of Units	Minimum Number of Features
2 - 6	5
7 - 20	8
21 or more	10

The following design features may be used to meet the requirements of this subsection. Features not included on the list may be used if approved by decision authority.

1) Dormers
2) Gables
3) ~~Recessed entries~~Entries recessed a minimum of 30 inches
4) Covered porch entries or porticos
5) Cupolas or towers
6) Pillars or posts
7) Eaves; a minimum 18 inches of projection
8) Off-sets in building face or roof; a minimum 16 inches
9) Window trim; minimum of 3 inches wide
10) Bay windows
11) Balconies
12) Decorative patterns on exterior finish such as: shingles, wainscoting, ornamentation or similar features.
13) Decorative cornice or pediments (for flat roofs)

f. Building Materials. Plain concrete, corrugated metal, plywood, sheet press board, or textured plywood ~~T-111~~ siding with vertical grooves shall not be used as exterior finish material.

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Part 3. Amend the approval criteria for partitions and subdivision in **Section 17.24.040.6** as follows:

6. PRELIMINARY PLAN APPROVAL CRITERIA. In determining whether to approve a subdivision or partition preliminary plan, the decision authority shall determine that the applicant has demonstrated the following criteria and standards have been or will be met:

   a. (Repealed, Ord. 898, August 20, 2007)

   b. Adequate urban services are available to the property.

   c. The proposed parcels~~,~~ or lots meet the minimum dimensional requirements of Section 17.16.070.2. ~~, or roads are compatible with the existing pattern of development in the area~~

   d. All streets shall be in a location and have a right of way and traveled way width in accordance with the City's Transportation System Plan. Street spacing and location and block dimensions shall meet the standards of Section 17.26.020.5.c.

   e. The design standards of Section 17.24.050 below are satisfied as well as the access management standards in Section 17.26.020.

   f. The plan complies with the provisions of the Comprehensive Plan and the zoning district(s) in which it is or will be located.

   g. The subdivision or partitioning preliminary plan provides adequate access and utilities to allow future development of the remainder of the parcel and adjacent parcels.

   h. Multiple Access Roads: Developments of one- and two-family dwellings where the number of dwelling units exceeds 30, multiple-family residential projects having more than 100 dwelling units ~~and where vehicle congestion, adverse terrain conditions or other factors that could limit access, as determined by the fire code official,~~ shall be provided with not less than two approved means of access. Exceptions may be allowed when the proposed CC&Rs for the development will require an automatic sprinkler system approved in accordance with the provisions of ORS 455.610(6).

   i. All applicable standards of Chapter 17.20 are satisfied.

   j. All applicable standards of 17.20.180 shall be met and the applicant shall obtain any necessary permits from the Department of State Lands for appropriate mitigation.

   k. The name of any proposed subdivision shall not be the same as or similar to any name used on a recorded plat or subdivision in Marion County, except for the use of suffixes such as "town," "place," "court," "addition," or similar generic terms, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the plat of the same name last filed. A name shall not be required for a partitioning.

   l. ~~Compliance exists~~The land division complies with the provisions of ORS 92.090 as amended.

   m. When any portion of a subdivision or partition is within 100 feet of the North Santiam River or Mill Creek or within 25 feet of the Salem Ditch, the ~~proposed project will not have an adverse impact on fish habitat~~land division and site development shall comply with the requirements of Sections 17.16.090.3, 17.16.090.4, and 17.20.080.2. Conditions, Covenants and Restrictions for the parcels shall assure that the vegetation maintenance standards of Section 17.20.080.2.d will be met.

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CITY OF STAYTON

M E M O R A N D U M

TO: **Mayor Henry Porter and the Stayton City Council**

FROM: **Dan Fleishman, Director of Planning and Development**

DATE: **October 7, 2019**

SUBJECT: **Ordinances 1038 and 1039 Establishing a Permit Process for Conducting Business in the Street Right of Way**

ISSUE

The issue before the City Council is a public hearing on a proposed amendment to establish a permitting process to allow businesses to operate within a street right of way. Following the hearing, the Council will consider either Ordinance 1038 or Ordinance 139.

BACKGROUND INFORMATION

Ordinance 1018 was enacted in May 2018, establishing licensing requirements and standards for the operation of food trucks (formally known as mobile food units) in the City. As enacted food trucks must be located on private property and may not operate on a public street, in addition to the other regulations. In April, staff had presented Ordinance 1031 to the City Council which would have amended the standards to allow food trucks to operate at certain locations on city streets. Following a July 1 public hearing on those amendments, the City Council continued discussion until September.

At the September 16 meeting, staff presented the City Council with a new direction. Rather than amending the food truck regulations, the proposal brought to the Council would establish a system of issuing permits to brick and mortar businesses to conduct business in the street right-of-way and was based on a number of examples of other Oregon cities that have a similar permit process, such as Hillsboro, Mt. Angel, Gresham, Eugene and Bend.

PROPOSED ORDINANCE

Following the September 16 meeting, staff met to discuss the proposed standards. Participating in the meeting were the interim Deputy Police Chief, Public Works Director, Planning and Development Director and the City Manager. As a result of that discussion, staff is currently proposing no changes the regulations governing food trucks.

The City reviewed the option of allowing for food trucks to use the public right-of-way. Staff discussed the matter with our City Attorney, researched communities in Oregon who may allow food carts to use the public right-of-way, as well as posting on a listserv of other communities

in Oregon to receive input and feedback. Phone calls were placed to personnel in a number of cities. Staff found the following communities do not allow food trucks in the street right-of-way:

- Salem
- Silverton
- Keizer
- Corvallis
- Hillsboro
- Tualatin
- Mt. Angel
- Brownsville
- Moro

The following cities allow food trucks in specific designated areas:

- Portland
- Eugene
- Springfield
- Bend
- Lincoln City

The City of Bend does a lottery for six pre-allocated locations. Eugene allows food carts in designated areas. Portland allows for food carts, except in the downtown area, or near schools, parks, and athletic grounds. Lincoln City allows on-street food vendors, but it is set up as a concession agreement where the City gets 10% of the vendor's revenue.

Following the discussions with the City Attorney and based on our research and internal conversation, staff does not recommend a change to our current food truck regulations to allow for food trucks in the street right-of-way. At issue is how we regulate, enforce, and monitor compliance of allowing food trucks to use public right-of-ways. The concerns can be expressed as follows:

- Enforcement of the program
- Economic liability
- Increased staff time (primarily Police services)
- Setting precedent
- Setting the standards for a "new" process for a similar size city
- How to properly value access to public right-of-way
- Equitability
- Successful application of the program

As per our recently adopted economic development plan, our priorities should be on the brick-and-mortar businesses.

Staff has presented the Council with two ordinances. Ordinance 1038 reflects staff's recommendation that food trucks not be permitted to operate within the street right-of-way.

Ordinance 1038, as presented, would establish a permit system that authorizes businesses to utilize a portion of the sidewalk and establish the standards for such use. Among the standards included are:

- The activity must be placed directly in front of the associated establishment;
- The activity may not be in front of a building entrance and must leave unobstructed pedestrian travel space equal to the width of the doorway from the doorway to the curb line;
- The activity must leave a 5-foot unobstructed width of sidewalk and a 2-foot buffer from the curb;
- Merchandise may be displayed only within 30 inches of the exterior wall of the building housing the business;
- No vending machines are allowed.

Standards are also established for operation of "sidewalk cafes," defined as seating and or customer service on the sidewalk as an extension of the regular service area of a restaurant or café. These standards are similar to the above standards but also address operational considerations such as clearing tables of dirty dishes and umbrellas.

Ordinance 1038 legitimizes the current use of the public sidewalk by a number of businesses in the City and establishes standards for that use. Staff has briefed those business currently conducting business on public sidewalk of the proposed standards.

Ordinance 1039 is presented as an alternative, should the City Council wish to allow food trucks in street rights-of-way. In addition to the requirements above for sidewalk vendors, standards for the food trucks are established. These standards are:

- The food truck must be placed directly in front of the business obtaining the permit;
- A food truck may be located only on a local street;
- A food truck must be in an legal parking space and at least 20 feet from a cross walk at an intersection;
- The service window(s) must be facing to the curb, not the travel way;
- The food truck must be adjacent to a sidewalk that is a minimum of six feet in width;
- A food truck shall not be located in the street right of way before 4:00 pm and shall not be parked in front of the business obtaining the permit for more than seven hours; and
- The use of generator or other noise-producing device shall be muffled so as to not be audible at a distance of 35 feet from the food truck.

RECOMMENDATION

Staff recommends enactment of Ordinance 1038 as presented.

OPTIONS AND MOTIONS

The City Council is presented with the following options.

1. **Approve the first consideration of Ordinance 1038**

   Move to approve Ordinance 1038 as presented.

   The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the vote is unanimous, Ordinance 1038 is enacted and will be presented to the Mayor for his approval.

   If the vote is not unanimous, Ordinance 1038 will be brought before the Council for a second consideration at the October 21, 2019 meeting.

2. **Approve Ordinance 1038 with modifications**

   Move to approve Ordinance 1038 with the following changes … and direct staff to incorporate these changes into the Ordinance before the Ordinance is presented to the City Council for a second consideration.

   The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the first consideration is approved, Ordinance 1038 will be brought before the Council for a second consideration at its October 21, 2019 meeting.

3. **Request staff modify Ordinance 1038 prior to the first consideration**

   Move to direct staff to incorporate the following changes into Ordinance 1038 and bring the Ordinance to the October 21 meeting for a first consideration…

4. **Approve the first consideration of Ordinance 1039**

   Move to approve Ordinance 1039 as presented.

   The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the vote is unanimous, Ordinance 1039 is enacted and will be presented to the Mayor for his approval.

   If the vote is not unanimous, Ordinance 1038 will be brought before the Council for a second consideration at the October 21, 2019 meeting.

5. **Approve Ordinance 1039 with modifications**

   Move to approve Ordinance 1039 with the following changes … and direct staff to incorporate these changes into the Ordinance before the Ordinance is presented to the City Council for a second consideration.

   The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the first consideration is approved, Ordinance 1039 will be brought before the Council for a second consideration at its October 21, 2019 meeting.

6. **Request staff modify Ordinance 1039 prior to the first consideration**

   Move to direct staff to incorporate the following changes into Ordinance 1039 and bring the Ordinance to the October 21 meeting for a first consideration…

7. **Retain the Code unchanged**

   No motion is necessary.

ORDINANCE NO. 1038

AN ORDINANCE ESTABLISHING LICENSING REQUIREMENTS SIDEWALK VENDORS AND SIDEWALK CAFES

WHEREAS, the City of Stayton has adopted Title 5 of the Stayton Municipal Code (SMC) Regarding Business Licenses, Permits and Regulations;

WHEREAS, street rights of way, including the sidewalk, have been dedicated for public use;

WHEREAS, the City of Stayton has responsibility to assure that street rights of way remain available for public use and in conformance with the requirements of the Americans with Disabilities Act;

WHEREAS, from time to time businesses in Stayton have used portions of the sidewalks for the display of merchandise or for seating for table service customers; and

WHERAS, the Stayton City Council recognizes that uses such as sidewalk cafes and sale and display of merchandise can promote a lively and vital downtown and wishes to continue to allow such uses in a manner that preserves the public purpose of the rights of way;

WHEREAS, the Stayton City Council, does find that the amendments in this Ordinance are reasonable regulations to promote the public health, safety and welfare.

NOW, THEREFORE, the City of Stayton ordains:

Section 1. Licensing Requirement Established. Stayton Municipal Code Title 5, Chapter 5.52, is hereby enacted as follows:

Chapter 5.52 CONDUCTING BUSINESS IN A STREET RIGHT OF WAY

5.52.010 Definitions

The following definitions apply unless inconsistent with the context:

1. ***Manager:*** The City Manager or the City Manager's designee.
2. ***Permit Operating Area:*** the area approved for conducting business under a sidewalk vendor permit.
3. ***Sidewalk Cafe:*** a duly licensed restaurant or café under state and local law, which obtains a sidewalk vendor permit to have seating and or customer service on the sidewalk as an extension of the regular service area of the restaurant or cafe.
4. ***Sidewalk Vendor:*** a business, which may include a sidewalk cafe, that obtains a sidewalk vendor permit to conduct business within the street right of way by means of displaying merchandise, providing table service, or providing seating for customers directly in front of the building in which the business is located.

5.52.020 General provisions

1. It is unlawful for a person to conduct business within a street right of way except as provided in this subchapter.
2. No person may conduct business within a street right of way without first obtaining a sidewalk vendor permit from the city.

5.52.030 Miscellaneous appurtenances

1. The Manager may approve, upon proper application, a provision of a sidewalk vendor permit to

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allow installation of certain appurtenances on sidewalks, limited to planters, solid waste containers, benches, drinking fountains and bicycle racks within the permit operating area.

2. No advertising is allowed on the appurtenances under Section 5.36.030.1, except the acknowledgement of donors of same, which may be displayed on a plastic or metal plaque not to exceed 160 square inches in size.
3. In the event an appurtenance under Section 5.36.030.1 is deemed by the Manager to be in violation of the code, the sidewalk vendor permit may be revoked in whole or in part and:
   A. The appurtenance deemed to be a violation will be removed by the city 10 days after providing written notice to the owner or person in charge; or
   B. If the appurtenance is deemed by the Manager to be an immediate danger to the life, health, property or safety of the public, the Manager may remove the appurtenance immediately and bill the owner for the cost of removal and storage.

5.52.040 Sidewalk Vendors other than Sidewalk cafes

A business operating on a property adjacent to a public street may obtain a sidewalk vendor permit to conduct business in the street right of way subject to the following conditions:

1. The permit operating area must be placed directly in front of the associated establishment;
2. The permit operating area may not be placed within a curb extension (bulb-out) unless otherwise authorized by the Manager;
3. The permit operating area may not be placed in front of a building entrance and must leave unobstructed pedestrian travel space equal to the width of the doorway from the doorway to the curb line;
4. The permit operating area must leave unobstructed a linear five foot area of sidewalk;
5. The permit operating area must leave a two-foot buffer from the curb unless authorized by the Manager;
6. Decorative barriers, external to the permit operating area when used, must:
   A. Be placed on the sidewalk to prevent pedestrians from walking into or through the permit operating area when approaching from lateral sides,
   B. Have a bottom edge not more than 15 inches above the sidewalk and to exceed four feet in height,
   C. Contain no advertising beyond identifying the name of the sidewalk café and its menu items and specials, and
   D. Be constructed so that they are easily removed, readily accessible to the handicapped and easily detected by a sight impaired pedestrian;
7. Merchandise on display may be placed only in the 30-inch space most adjacent to the exterior wall of the building housing the business;
8. No vending machines are allowed in a permit operating area;

5.52.050 Sidewalk cafés

A duly licensed restaurant or café under state and local law may obtain a sidewalk vendor permit to conduct business as a sidewalk café subject to the following conditions:

1. The permit operating area must be placed directly in front of the associated establishment;

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2. The permit operating area may not be placed within a curb extension (bulb-out) unless otherwise authorized by the Manager;
3. The permit operating area may not be placed in front of a building entrance and must leave unobstructed pedestrian travel space equal to the width of the doorway from the doorway to the curb line;
4. The permit operating area must leave unobstructed a linear five foot area of sidewalk, taking into account street trees, signs, parking meters, or other obstructions;
5. The permit operating area must leave a two-foot buffer from the curb;
6. Decorative barriers, external to the permit operating area when used, must:
   A. Be placed on the sidewalk to prevent pedestrians from walking into or through the permit operating area when approaching from lateral sides,
   B. Have a bottom edge not more than 15 inches above the sidewalk and to exceed four feet in height,
   C. Contain no advertising beyond identifying the name of the sidewalk café and its menu items and specials, and
   D. Be constructed so that they are easily removed, readily accessible to the handicapped and easily detected by a sight impaired pedestrian;
7. Tables to be used by standing customers may be placed only in the 30-inch space most adjacent to the exterior wall of the building housing the primary restaurant or café;
8. Only food and beverages prepared and offered for sale in the primary establishment may be served in the permit operating area and are under the same controls and conditions of service as in the primary establishment;
9. No vending machines are allowed in a permit operating area;
10. Table umbrellas are allowed with a minimum height of seven feet above sidewalk level in a permit operating area;
11. Dirty dishes and all debris must be promptly removed from a permit operating area;
12. Solid waste containers may be required in the permit operating area for the placement of solid waste by customers; and
13. Equipment in the permit operating area must be attended at all times.

5.52.060 Application for permit

Application for a sidewalk vendor permit must be made on a form provided by the Manager, with a separate application for each type of commodity or service and include, but not be limited to:

1. The names and addresses of the owner and all operators;
2. Copies of all necessary licenses and permits required by state or local authorities;
3. Identification of the type of business conduct;
4. The means to be used in conducting the business, including, but not limited to, a description of any mobile device to be used;
5. The specific location proposed;
6. A certificate of insurance that:

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A. Names the city, its officers and agents, as coinsured and co-indemnified for any damage to property or injury to persons which may result from the activity carried on under the sidewalk vendor permit;

B. Insures the permittee, property owners and the city from all claims which may arise from operation under the sidewalk vendor permit or in conjunction with it;

C. Provides coverage of not less than $200,000 for bodily injury for each person, $500,000 for each occurrence and not less than $50,000 for property damage per occurrence or a combined single limit coverage of $500,000; and

D. May not be terminated or canceled without 30 days' written notice to the city and so specifies;

7. If seeking the use of appurtenances under Section 5.52.030.1, photographs or detailed scale drawings showing the design and precise location proposed for such appurtenances;

8. If seeking to operate a sidewalk café under Section 5.52.050, photographs or detailed scaled drawings of the proposed permit operating area and the portion of the restaurant or cafe connecting to same, showing the intended placement of barriers, chairs, tables and other appurtenances; and

9. A nonrefundable fee, as set by council resolution to cover the cost of investigation and processing, must accompany applications for initial and renewal of sidewalk vendor permits.

5.52.070 Conditions of operation

1. Only business conduct as approved under the sidewalk vendor permit may occur.

2. A sidewalk vendor may not lead to or cause congestion or blocking of pedestrian traffic contrary to the limitations established in this Chapter.

3. A sidewalk vendor may not cause or allow loud or undue noise by vocalizing or through sound amplification.

4. A sidewalk vendor may not cause or allow an offensive odor as a result of the vendor's business conduct.

5. If a sidewalk vendor is selling edible items they must be immediately consumable.

6. If a sidewalk vendor is selling non-edible items, they must be easily carried by pedestrians and be pre-manufactured, prepackaged or previously handmade.

7. Any sidewalk vendor selling edible items must provide a solid waste container for use by customers.

5.52.080 Permit issuance

1. Review and Issuance. The Manager will review an application for a sidewalk vendor permit and may issue a permit after all the conditions under Section 5.52.040 or 5.52.050 are met and upon finding that use of the permit operating area is compatible with the public use of the sidewalk area and the proposed business conduct is deemed to be in the best interest of the public. In making this determination, the Manager will consider any pertinent information, whether submitted by the applicant or obtained by the Manager independently.

2. Denial and Appeal. If the application for sidewalk vendor permit is denied because the proposed location is determined by the Manager to be unsuitable, the applicant may file a written appeal with the city within 15 days of notice of denial. The council will then set, notice and conduct a hearing on the appeal of applicant.

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5.52.090 Permits

Sidewalk Vendor Permits.

1. Will name the applicant and the conditions under which the sidewalk vendor permit is granted;
2. Expire one year from issuance;
3. Are not transferable in any manner;
4. Are valid only when used within the permit operating area designated on the sidewalk vendor permit; and
5. May be suspended for up to five days when the City authorizes a special event in the street on which the permit has been issued and provides a written notice to the permittee by either personal delivery or by mail via first class United States Postal Service at least five days prior.

5.52.100 Nonprofit organizations

1. Local nonprofit organizations may, upon approval of the application made to the city on a form approved by the Manager that includes written consent from the adjacent property and business owners or operators, conduct bake sales, rummage sales and other similar fundraising activities for a duration not to exceed three days, no more frequently than once per calendar quarter and only between 9 a.m. and 9 p.m.
2. The application under Section 5.52.100.1 must be accompanied by a fee, as set by council resolution, and a certificate of insurance conforming to Section 5.52.060.6.

5.52.110 Appeals

1. An appeal of a decision of the Manager will be heard by the Council.

5.52.120 Violations

1. A violation of the provisions of this Chapter will subject citation in Municipal Court.
2. Upon a finding of a violation by the Municipal Court the Court shall impose a fine in accordance with a Resolution adopted by the City Council. Each day the violation exists after notification shall constitute a separate offense.

Section 2. Effective Date. This Ordinance shall become effective on the 30th day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor.

ADOPTED BY THE STAYTON CITY COUNCIL this 7th day of October, 2019.

CITY OF STAYTON

Signed: _____, 2019 BY: _____
Henry A. Porter, Mayor

Signed: _____, 2019 ATTEST: _____
Keith D. Campbell,
City Administrator

DRAFT

ORDINANCE NO. 1039

AN ORDINANCE ESTABLISHING LICENSING REQUIREMENTS TO CONDUCT BUSINESS IN A STREET RIGHT OF WAY

WHEREAS, the City of Stayton has adopted Title 5 of the Stayton Municipal Code (SMC) Regarding Business Licenses, Permits and Regulations;

WHEREAS, Ordinance 1018 enacted licensing requirements for mobile food units into Title 5;

WHEREAS, street rights of way, including the sidewalk, have been dedicated for public use;

WHEREAS, the City of Stayton has responsibility to assure that street rights of way remain available for public use and in conformance with the requirements of the Americans with Disabilities Act;

WHEREAS, the location of mobile food units has the potential to create pedestrian and vehicular traffic safety concerns;

WHEREAS, the City is interested in increasing the opportunities for the location of mobile food units but to assure that they do not present a safety hazard;

WHEREAS, from time to time businesses in Stayton have used portions of the sidewalks for the display of merchandise or for seating for table service customers; and

WHERAS, the Stayton City Council recognizes that uses such as sidewalk cafes and sale and display of merchandise can promote a lively and vital downtown and wishes to continue to allow such uses in a manner that preserves the public purpose of the rights of way;

WHEREAS, the Stayton City Council, does find that the amendments in this Ordinance are reasonable regulations to promote the public health, safety and welfare.

NOW, THEREFORE, the City of Stayton ordains:

Section 1. Location of Mobile Food Units Amended.

3. Location.

(a) Mobile food units may only operate in zones where eating and drinking establishments are allowed as a permitted use or use permitted after site plan review in Section 17.16.070 or in the parking area of a manufacturing business for the purpose of primarily serving the employees of that manufacturing business.

(b) Mobile food units shall ~~not~~ operate or be located in a public right-of-way only in accordance with Section 5.52.060. Mobile food units may operate on city-owned property provided the licensee is granted a site specific permit which shall be displayed conspicuously on-site.

(c) A mobile food unit may only operate in an approved parking lot, or other hard surface area, where the off-street parking requirements for all uses or activities served by the off-street parking area are met. The unit shall be located such that the queue of customers at an ordering or serving window do not block a public sidewalk. The customer queue shall allow a continuous through pedestrian zone of at least five feet in width along the sidewalk.

(d) The location standards of this section do not apply to mobile food units which operate as a vendor within an approved community event or where a street closure permit is granted under Chapter 10.36.

Section 2. Licensing Requirement Established. Stayton Municipal Code Title 5, Chapter 5.48, Section 5.48.010.3 is hereby amended as follows:

Chapter 5.52 CONDUCTING BUSINESS IN A STREET RIGHT OF WAY

5.52.010 Definitions

The following definitions apply unless inconsistent with the context:

1. ***Manager:*** The City Manager or the City Manager's designee.
2. ***Permit Operating Area:*** the area approved for conducting business under a sidewalk vendor permit.
3. ***Sidewalk Cafe:*** a duly licensed restaurant or café under state and local law, which obtains a sidewalk vendor permit to have seating and or customer service on the sidewalk as an extension of the regular service area of the restaurant or cafe.
4. ***Sidewalk Vendor:*** a business, which may include a sidewalk cafe, that obtains a sidewalk vendor permit to conduct business within the street right of way by means of displaying merchandise, providing table service, or providing seating for customers directly in front of the building in which the business is located.

5.52.020 General provisions

1. It is unlawful for a person to conduct business within a street right of way except as provided in this subchapter.
2. No person may conduct business within a street right of way without first obtaining a sidewalk vendor permit from the city.

5.52.030 Miscellaneous appurtenances

1. The Manager may approve, upon proper application, a provision of a sidewalk vendor permit to allow installation of certain appurtenances on sidewalks, limited to planters, solid waste containers, benches, drinking fountains and bicycle racks within the permit operating area.
2. No advertising is allowed on the appurtenances under Section 5.36.030.1, except the acknowledgement of donors of same, which may be displayed on a plastic or metal plaque not to exceed 160 square inches in size.
3. In the event an appurtenance under Section 5.36.030.1 is deemed by the Manager to be in violation of the code, the sidewalk vendor permit may be revoked in whole or in part and:
   A. The appurtenance deemed to be a violation will be removed by the city 10 days after providing written notice to the owner or person in charge; or
   B. If the appurtenance is deemed by the Manager to be an immediate danger to the life, health, property or safety of the public, the Manager may remove the appurtenance immediately and bill the owner for the cost of removal and storage.

5.52.040 Sidewalk Vendors other than Sidewalk cafes

A business operating on a property adjacent to a public street may obtain a sidewalk vendor permit to conduct business in the street right of way subject to the following conditions:

1. The permit operating area must be placed directly in front of the associated establishment;
2. The permit operating area may not be placed within a curb extension (bulb-out) unless otherwise authorized by the Manager;

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3. The permit operating area may not be placed in front of a building entrance and must leave unobstructed pedestrian travel space equal to the width of the doorway from the doorway to the curb line;
4. The permit operating area must leave unobstructed a linear five foot area of sidewalk;
5. The permit operating area must leave a two-foot buffer from the curb unless authorized by the Manager;
6. Decorative barriers, external to the permit operating area when used, must:
   A. Be placed on the sidewalk to prevent pedestrians from walking into or through the permit operating area when approaching from lateral sides,
   B. Have a bottom edge not more than 15 inches above the sidewalk and to exceed four feet in height,
   C. Contain no advertising beyond identifying the name of the sidewalk café and its menu items and specials, and
   D. Be constructed so that they are easily removed, readily accessible to the handicapped and easily detected by a sight impaired pedestrian;
7. Merchandise on display may be placed only in the 30-inch space most adjacent to the exterior wall of the building housing the business;
8. No vending machines are allowed in a permit operating area;

5.52.050 Sidewalk cafés

A duly licensed restaurant or café under state and local law may obtain a sidewalk vendor permit to conduct business as a sidewalk café subject to the following conditions:

1. The permit operating area must be placed directly in front of the associated establishment;
2. The permit operating area may not be placed within a curb extension (bulb-out) unless otherwise authorized by the Manager;
3. The permit operating area may not be placed in front of a building entrance and must leave unobstructed pedestrian travel space equal to the width of the doorway from the doorway to the curb line;
4. The permit operating area must leave unobstructed a linear five foot area of sidewalk, taking into account street trees, signs, parking meters, or other obstructions;
5. The permit operating area must leave a two-foot buffer from the curb;
6. Decorative barriers, external to the permit operating area when used, must:
   A. Be placed on the sidewalk to prevent pedestrians from walking into or through the permit operating area when approaching from lateral sides,
   B. Have a bottom edge not more than 15 inches above the sidewalk and to exceed four feet in height,
   C. Contain no advertising beyond identifying the name of the sidewalk café and its menu items and specials, and
   D. Be constructed so that they are easily removed, readily accessible to the handicapped and easily detected by a sight impaired pedestrian;

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7. Tables to be used by standing customers may be placed only in the 30-inch space most adjacent to the exterior wall of the building housing the primary restaurant or café;
8. Only food and beverages prepared and offered for sale in the primary establishment may be served in the permit operating area and are under the same controls and conditions of service as in the primary establishment;
9. No vending machines are allowed in a permit operating area;
10. Table umbrellas are allowed with a minimum height of seven feet above sidewalk level in a permit operating area;
11. Dirty dishes and all debris must be promptly removed from a permit operating area;
12. Solid waste containers may be required in the permit operating area for the placement of solid waste by customers; and
13. Equipment in the permit operating area must be attended at all times.

5.52.060 Mobile Food Units

A business may obtain a sidewalk vendor permit to host mobile food units in a street subject to the following conditions:

1. The mobile food unit must be placed directly in front of the business obtaining the permit;
2. A mobile food unit may be located in the right of way of a street classified as a local street;
3. A mobile food unit must be in an legal parking space and at least 20 feet from a cross walk at an intersection;
4. The service window(s) must be facing to the curb, not the travel way;
5. The mobile food unit must be adjacent to a sidewalk that is a minimum of six feet in width;
6. A mobile food unit shall not be located in the street right of way before 4:00 pm and shall not be parked in front of the business obtaining the permit for more than seven hours; and
7. The use of generator or other noise-producing device shall be muffled so as to not be audible at a distance of 35 feet from the mobile food unit.

5.52.070 Application for permit

Application for a sidewalk vendor permit must be made on a form provided by the Manager, with a separate application for each type of commodity or service and include, but not be limited to:

1. The names and addresses of the owner and all operators;
2. Copies of all necessary licenses and permits required by state or local authorities;
3. Identification of the type of business conduct;
4. The means to be used in conducting the business, including, but not limited to, a description of any mobile device to be used;
5. The specific location proposed;
6. The hours of operation;
7. A certificate of insurance that:
    A. Names the city, its officers and agents, as coinsured and co-indemnified for any damage to property or injury to persons which may result from the activity carried on under the sidewalk vendor permit;

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B. Insures the permittee, property owners and the city from all claims which may arise from operation under the sidewalk vendor permit or in conjunction with it;

C. Provides coverage of not less than $200,000 for bodily injury for each person, $500,000 for each occurrence and not less than $50,000 for property damage per occurrence or a combined single limit coverage of $500,000; and

D. May not be terminated or canceled without 30 days' written notice to the city and so specifies;

8. If seeking the use of appurtenances under Section 5.52.030.1, photographs or detailed scale drawings showing the design and precise location proposed for such appurtenances;

9. If seeking to operate a sidewalk café under Section 5.52.050, photographs or detailed scaled drawings of the proposed permit operating area and the portion of the restaurant or cafe connecting to same, showing the intended placement of barriers, chairs, tables and other appurtenances;

10. If seeking to operate a mobile food unit in the street right of way, written consent from the operators of businesses within 150 feet of the proposed site of the mobile food unit(s); and

11. A nonrefundable fee, as set by council resolution to cover the cost of investigation and processing, must accompany applications for initial and renewal of sidewalk vendor permits.

5.52.080 Conditions of operation

1. Only business conduct as approved under the sidewalk vendor permit may occur.

2. A sidewalk vendor may not lead to or cause congestion or blocking of pedestrian traffic contrary to the limitations established in this Chapter.

3. A sidewalk vendor may not cause or allow loud or undue noise by vocalizing or through sound amplification.

4. A sidewalk vendor may not cause or allow an offensive odor as a result of the vendor's business conduct.

5. If a sidewalk vendor is selling edible items they must be immediately consumable.

6. If a sidewalk vendor is selling non-edible items, they must be easily carried by pedestrians and be pre-manufactured, prepackaged or previously handmade.

7. Any sidewalk vendor selling edible items must provide a solid waste container for use by customers.

8. Issuance of a sidewalk vendor permit to operate a mobile food unit in the right of way does not create an exclusive right for the permit holder or mobile food unit operator to occupy any particular location in the right of way and the City has no obligation to provide a location or liability for a location not being available..

5.52.090 Permit issuance

1. Review and Issuance. The Manager will review an application for a sidewalk vendor permit and may issue a permit after all the conditions under Section 5.52.040 or 5.52.050 are met and upon finding that use of the permit operating area is compatible with the public use of the sidewalk area and the proposed business conduct is deemed to be in the best interest of the public. In making this determination, the Manager will consider any pertinent information, whether submitted by the applicant or obtained by the Manager independently.

2. Denial and Appeal. If the application for sidewalk vendor permit is denied because the

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proposed location is determined by the Manager to be unsuitable, the applicant may file a written appeal with the city within 15 days of notice of denial. The council will then set, notice and conduct a hearing on the appeal of applicant.

5.52.100 Permits

Sidewalk Vendor Permits.

1. Will name the applicant and the conditions under which the sidewalk vendor permit is granted;
2. Expire one year from issuance;
3. Are not transferable in any manner;
4. Are valid only when used within the permit operating area designated on the sidewalk vendor permit; and
5. May be suspended for up to five days when the City authorizes a special event in the street on which the permit has been issued and provides a written notice to the permittee by either personal delivery or by mail via first class United States Postal Service at least five days prior.

5.52.110 Nonprofit organizations

1. Local nonprofit organizations may, upon approval of the application made to the city on a form approved by the Manager that includes written consent from the adjacent property and business owners or operators, conduct bake sales, rummage sales and other similar fundraising activities for a duration not to exceed three days, no more frequently than once per calendar quarter and only between 9 a.m. and 9 p.m.
2. The application under Section 5.52.110.1 must be accompanied by a fee, as set by council resolution, and a certificate of insurance conforming to Section 5.52.060.6.

5.52.120 Appeals

1. An appeal of a decision of the Manager will be heard by the Council.

5.52.130 Violations

1. A violation of the provisions of this Chapter will subject citation in Municipal Court.
2. Upon a finding of a violation by the Municipal Court the Court shall impose a fine in accordance with a Resolution adopted by the City Council. Each day the violation exists after notification shall constitute a separate offense.

Section 2. Effective Date. This Ordinance shall become effective on the 30th day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor.

ADOPTED BY THE STAYTON CITY COUNCIL this 7th day of October, 2019.

CITY OF STAYTON

Signed: _____, 2019 BY: _____
Henry A. Porter, Mayor

Signed: _____, 2019 ATTEST: _____
Keith D. Campbell, City Manager

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CITY OF STAYTON

M E M O R A N D U M

TO: **Mayor Henry Porter and the Stayton City Council**

FROM: **Dan Fleishman, Director of Planning and Development**

DATE: **October 7, 2019**

SUBJECT: **Inventory of City-Owned Property**

Informational

One of the City Council's adopted goals was to have a complete inventory of City-owned property. Staff has produced such an inventory for the past eight years. As a result of the City Council's goal, the data in the inventory has been brought up to date, as of the Marion County Assessor's records in February of this year.

The City of Stayton owns a total of 52 individual tax parcels. These range in size from 33 square feet (an equilateral triangle 8 feet on each side) to the 52-acre Riverfront Park.

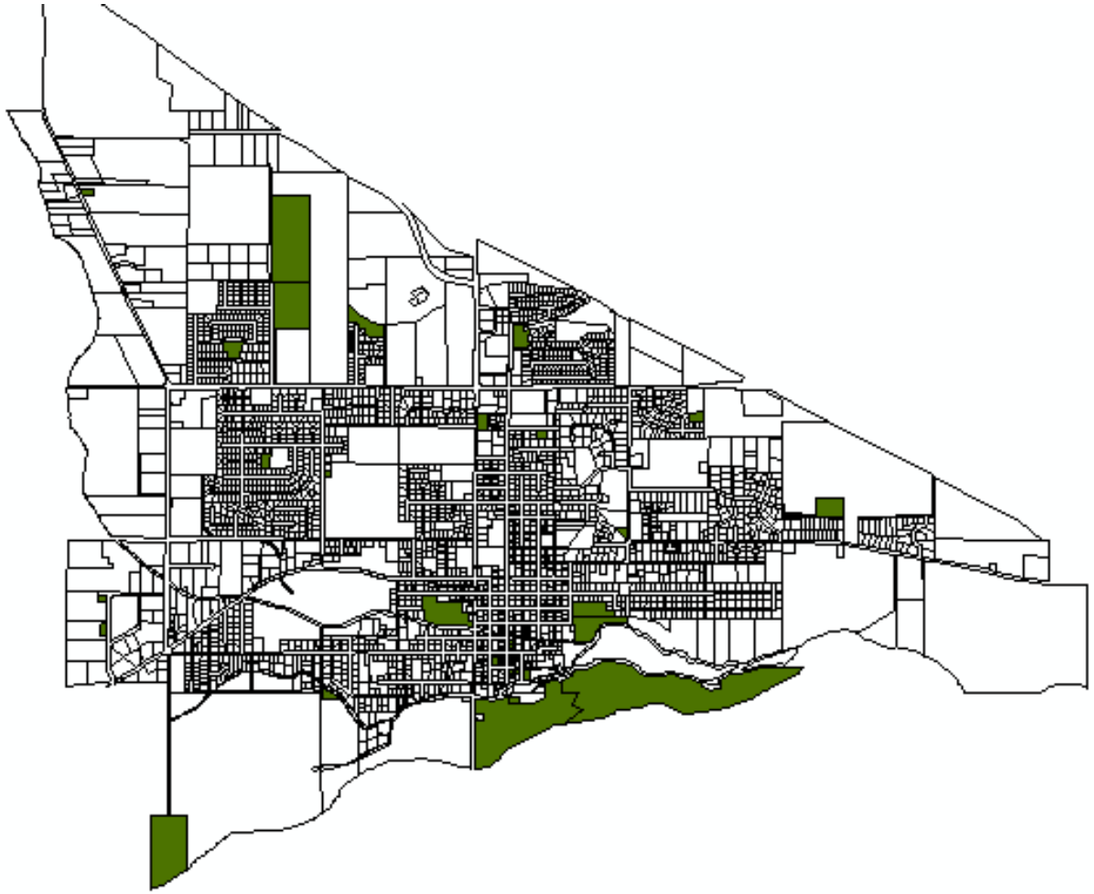
Attached is a description of each parcel compiled into an "atlas" that provides an aerial photo, data taken from the Assessor's records, and a description of the current use of the parcel.

There are a number of small parcels of land that were either dedicated or deeded to the City as part of a plat and which are used for right of way purposes. The City could dedicate these parcels to the public as right-of-way, and eliminate them as City-owned property. Two examples of these types of parcels are Taxlot 091W10BD05900 at the south terminus of Cherry Ct (page 14 of the property descriptions) and Taxlot 091W11BB02800 at the east terminus of Dawn Dr (page 24 of the property descriptions).

There are also a handful of parcels that the City obtained for unknown purposes and for which staff has not identified potential uses. The City Council could request that staff conduct a more thorough analysis of each of these parcels and report back if the City Council could declare any property as "surplus." Two examples of these types of parcels are Taxlots 091W09DC06500 & 6600 at the south end of N Oak St (page 10) and Taxlots 091W10CD09900 & 10000 off of W Maple St (page 16)

Staff can provide additional information as requested by the Council.

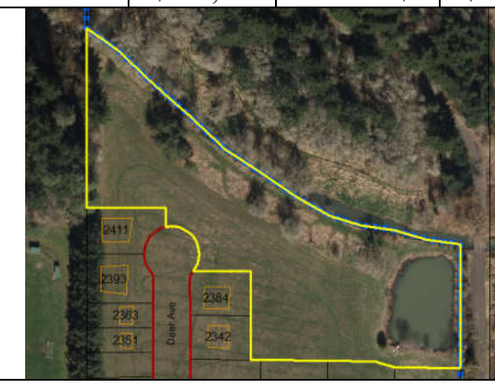
City of Stayton, Oregon
City owned Property Descriptions



An Inventory of City-Owned Property
City of Stayton
As of Marion County Assessors Records February, 2019

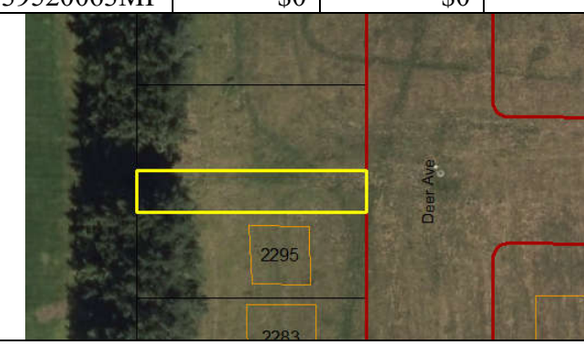
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W03CC02500	WILDLIFE MEADOWS		141,677	3.38	Deer Ave	39520063MI	$147,600	$0	$147,600

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0	05/17/17	0	This parcel is used for stormwater management and open space. It contains a paved multi-use path along Mill Creek..



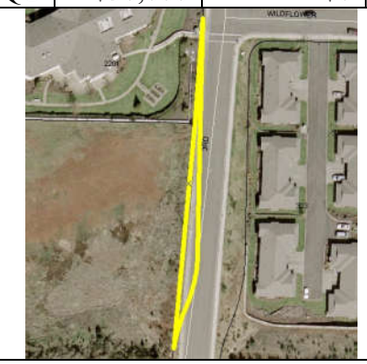
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W03CC04600	WILDLIFE MEADOWS		2,173	0.05	Deer Ave	39520063MI	$0	$0	$0

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0	05/17/17	0	This parcel is used as a walkway connecting the residential neighborhood to the Stayton Middle School.



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W03DC02500	SANTIAM STATION		3,991	0.09	N 3rd Avenue	17080207QC	$30,000	$0	$30,000

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
HD	$0	07/31/00	0	This parcel is used as part of the 3rd Avenue right of way. It could be made part of 3rd Ave.



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W03DC03100	SANTIAM STATION	10	35,091	0.81	2250 N 3RD AV	17460215WD 17310284BS 21290476WD	$301,370	$384,330	$685,700

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
P	$0 $40,000	10/29/08 05/25/03	0	Santiam Park

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W03DD04401	SYLVAN SPRINGS PH 1C	69	33	0.00	Sunrise Drive	29100046BS	$30	$0	$30

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0	01/08/2008	0	This small triangle of land, 8 feet on each side, is used as sidewalk adjacent to Sunrise Drive. It is adjacent to the walkway to the open space area along the wetlands.

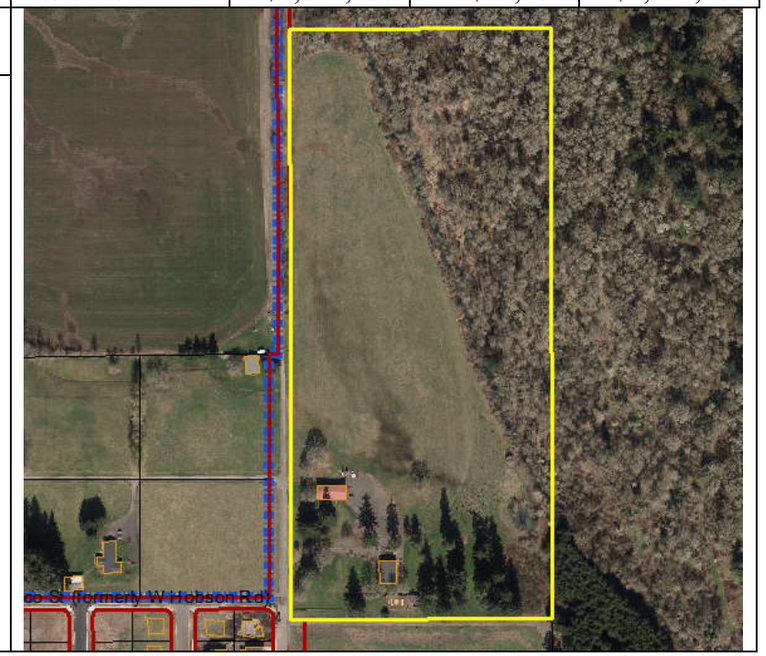
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W04B00901	P.P. 2005-087	1	21,107	0.48	9323 Golf Club Road	24540242W	$72,000	$20,800	$92,800

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
UT-20 (designated residential when brought into City)	$23,072	03/09/2005	0	Mill Creek lift station

An Inventory of City-Owned Property
City of Stayton
As of Marion County Assessors Records February, 2019

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W04D00200			1,004,400	23.05	2800 Kindle Way	38980261WD	$1,017,100	$85,260	$1,102,360

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
P	$450,013	01/06/2017	2071	Future site of Mill Creek Park; building currently leased as teen center



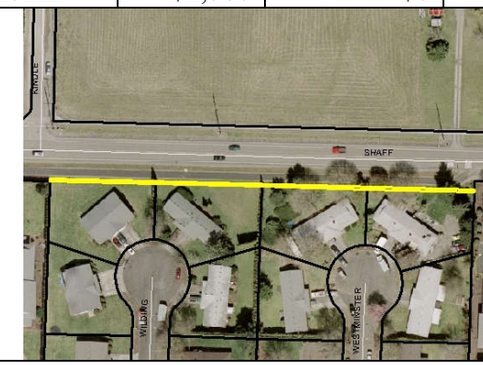
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPROV VALUE	TOTAL VALUE
091W04D00301	P.P 2016-057	2	528,763	12.23	2400 Kindle Way	38950224WD	$713,130	$0	$713,130

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
P	$585,000	12/28/2016		Mill Creek storm water detention pond. Future site of Mill Creek Park sports fields

An Inventory of City-Owned Property
City of Stayton
As of Marion County Assessors Records February, 2019

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W04DC03600	QUAIL RUN MEADOWS PH.2	1	86,261	1.98	1613 N Eagle St	11010408RD	$130,280	$19,570	$149,850
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0	08/25/93	0	Quail Run Park					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09AA00700	WESTOWN PARK NO 5	0	1,759	0.04	Shaff Road	03630815RD	$1,760	$0	$1,760
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
MD	$0	10/08/84	0	This is a strip of land dedicated as part of the Westown Park No 5 subdivision. It could be dedicated to Marion County as part of the Shaff Road right of way.					



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09AA10400	WESTOWN PARK NO 6	0	42,795	0.98	1440 Wespark Ct	00281345RD	$104,470	$5,000	$109,470
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$0		0	Westown Park					

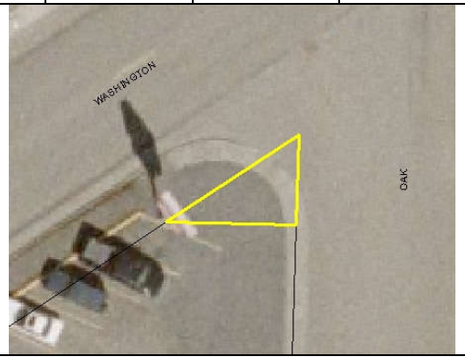
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09AC04300		0	2,500	0.06	1280 Wilco Rd	34750039WD	$9,380	$16,000	$25,380
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
IL	$0		0	Wilco Road wastewater lift station.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09C00600		0	16,832	0.39	Deschutes Dr	02401073RD	$33,210	$0	$33,210
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
IL	$10	03/22/80	0	Storm water detention basin serving the industrial park.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09C00805	P.P.05-25	3	22,101	0.51	Rogue Ave	25710476WD	$41,660	$0	$41,660
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
IL	$0	11/21/05	0	Storm water detention basin serving the industrial park.					

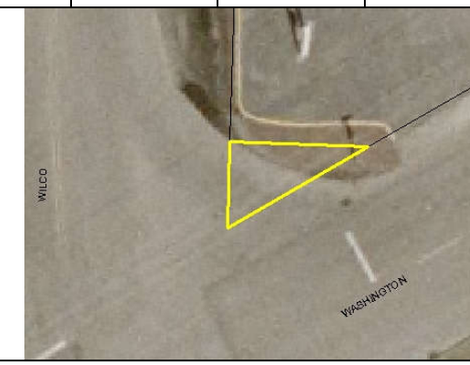
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09C01000			66,129	1.5		02590275RD	$4,500	$0	$4,500
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
EFU	$10	7/23/81		Storm water detention basin serving Industrial Park					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09DC03900	CRAMERS ADDITION	1	285	0.01	Corner Washington & Oak	02720283RD	$2,100	$0	$2,100
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
CG	$1	12/16/81	0	This is a triangle of land at the corner of W Washington St and N Oak Ave. This could be dedicated as street right of way.					



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09DC05400		0	283	0.01	Corner of Wilco Rd and W Washington	00970888RD	$1,800	$0	$1,800

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
CG	$0		0	This is a triangle of land at the corner of W Washington St and Wilco Rd. This could be dedicated as street right of way.



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09DC06500	CRAMERS ADDITION	12	3,783	0.09	Oak St	07330149RD	$32,500	$0	$32,500
091W09DC06600		13	4,276	0.10	Oak St	02120367RD	$32,500	$0	$32,500

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0	10/25/89	0	Vacant, unused; could be future extension of W Water St right of way.
LD	$1	05/02/80	0	

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09DC06700		0	4,534	0.10	Oak St	07330149RD	$4,500	$0	$4,500
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$0	10/25/89	0	Vacant, unused; could be future extension of W Water St right of way.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W09DD05500		0	12,537	0.29	W Water St	03630815RD	$11,820	$0	$11,820
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
	$0	10/08/84	0	This is a 5-foot wide strip along the southern side of the W Water Street right of way. It could be dedicated as part of the right of way.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10AA03000		0	210	0.00	E Kathy St	25820250WD	$60	$0	$60
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$0	11/17/04	0	This is a 3.5 foot wide strip at the west end of the E Kathy St right of way. It could be dedicated as part of the right of way.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10AB01600		0	56,913	1.31	1820 N 1ST Ave	06800345RD	$126,980	$67,620	$194,600
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
	$56,200	03/17/89	0	Public Works Department shops					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10AB03400		0	47,480	1.09	Regis St	06940465DE	$88,440	$186,030	$274,470
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0		0	Regis St water stand pipe					

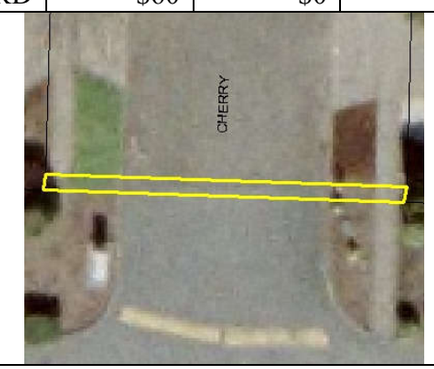
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10AD04900	G.W. HOLLISTERS ANNEX NO.2		27,313	0.63	1001 N 10TH Ave	31350120WD	$88,500	$0	$88,500
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
HD	187,400	12/11/2009	0	Storm water detention basin serving Santiam Hospital and 10th Avenue area					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10BC00600		0	9,931	0.23	Gardner Ave	05670056DE	$65,000	$0	$65,000

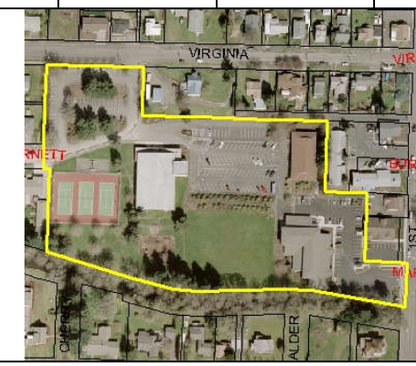
ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
P	$250	08/06/87	0	Wastewater Lift Station

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10BD05900		0	159	0.00	Cherry Ave	07870236RD	$60	$0	$60

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
MD, LD	$0	06/18/90	0	3 foot wide strip at southerly end of Cherry Ave right of way. This could be dedicated as right of way.



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10CA09700		0	327,371	7.52	515 N 1ST Ave 400 W Virginia St 333 W Burnett St	04340725DE	$1,464,750	$3,636,880	$5,101,630
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0		32,542	Community Center Park, contains the Library, community center, swimming pool, playground and tennis courts					



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10CC07700		0	35,509	0.82	W Water St	06980099DE	$111,100	$0	$111,100
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
IA	$0		0	Schedule M standpipe					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10CD05900		0	1,135	0.03	Birch Ave	01661210RD	$1,000	$0	$1,000

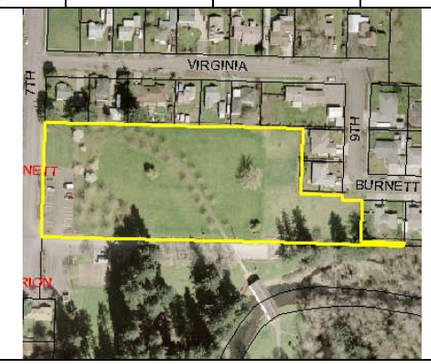
ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0		0	Vacant parcel at south end of Birch Ave right of way. Purchased in 1979 for future right of way for extension of Birch Ave.

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10CD09900		0	8,685	0.20	Maple St	04520371DE	$65,000	$0	$65,000
091W10CD10000			4,769	0.11	Evergreen Ave	26210145QC	$4,200	$0	$4,200

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
LD	$0 $420	 02/08/2006	0 0	Two vacant parcels. Lot 9900 has frontage on W Maple St; Lot 10000 has frontage along the Stayton Power Canal; Norblad Lane, a private street, traverses Lot 10000

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10CD10100		0	1,627	0.04	S Douglas Ave	26210144QC	$1,500	$0	$1,500
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$266	02/08/2006	0	Vacant parcel at south end of S Douglas Ave, with frontage on Stayton Power Canal					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DA06000	PP. 1996-48	0	175,665	4.03	558 N 7TH Ave	07690243RD 13640339RD	$166,820	$8,220	$175,040
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$5,000	05/10/90 10/06/1997	0	Neitling Addition to Pioneer Park					

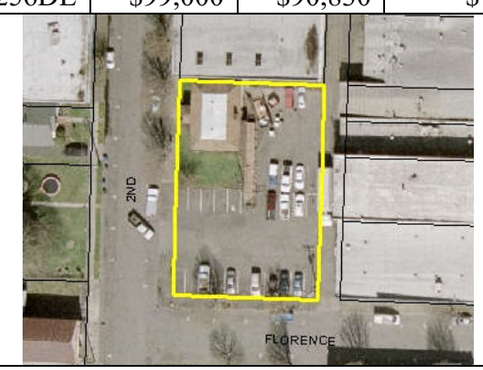


TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC04400			8,630	0.20	362 N 3rd Ave	06660011RD	$55.040	$220,690	$275,730
091W10DC04500			8,765	0.20	386 N 3rd Ave	05950462DE	$55,040	$340,740	$393,660
091W10DC04800			2,667	0.06		07350529DE	$16,630	$0	$16,630

ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
CCMU CCMU DRMU	$94,000	12/22/88	8,712 4,860 0	City Hall, Star Cinema and Police Department Complex. City Hall and the theatre are located on lot 4400. A separate portion of lot 4400 is located on the east side of the alley and used for parking. The Police Dept is located on lot 4500. Lot 4800 is on the east side of the alley and used for parking.

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC09700			14,930	0.34	260 N 2nd Ave	01860256DE	$99,000	$90,830	$189,830

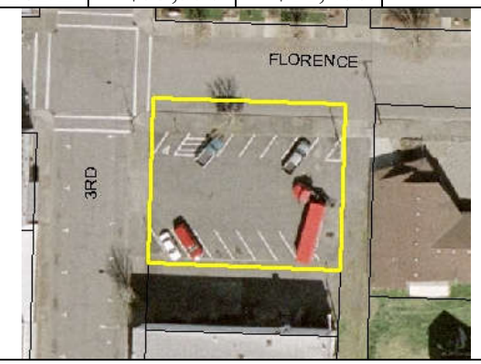
ZONE	SALES PRICE	SALE DATE	BLDG SQ FT	CURRENT USE
DRMU	$12,000	09/25/79	1,350	Municipal Court; public parking lot.



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC10700			974	0.02	Between 1st and 2nd	26210146QC	$990	$0	$990
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
CR/DRMU	$77	02/08/06	0	Alley that had been vacated, then tax foreclosed. Could be dedicated as alley right of way					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC10899			1,310	0.03	Between 1st and 2nd	30100361QC	$1,740	$0	$1,740
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
CR/DCMU	$411	11/05/08	0	Alley that had been vacated, then tax foreclosed.					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC12100			8,631	0.20	300 E Florence St	06340126DE	$53,550	$11,400	$64,950
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
CCMU	$0		0	Parking lot					



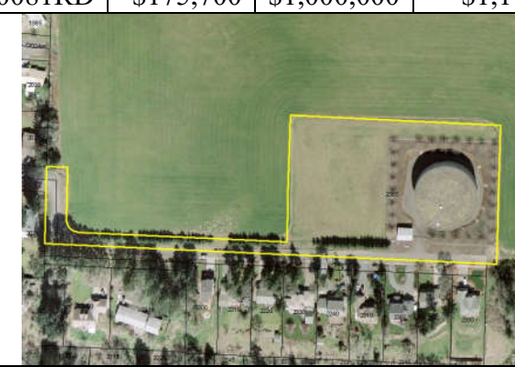
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC12400		0	8,042	0.18	352 E Florence St	27700459WD	$66,130	$63,950	$130,080
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$175,850	02/06/07	3,155	Leased to Moose Lodge					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC12600		0	19,870	0.46	180 N 4th Ave	12350588RD	$132,250	$0	$132,250
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$17,500	05/03/95	0	Dog park					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DC13100			602	0.01	Off E Water St	04930148DE	$820	$0	$820
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
IL	$0		0	Vacant strip of land south of Stayton Power Canal, between SWCD land and residential home					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W10DD00200		0	234,180	5.38	450 N 7th Ave	02280031DE	$202,970	$430,320	$633,290
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0		0	Pioneer Park					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W11AC00100			190,087	4.36	2365 E Pine St	05120081RD	$175,700	$1,000,000	$1,1751,700
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$10,000	12/31/1986	0	Pine Street water reservoir; parcel has room for second reservoir					



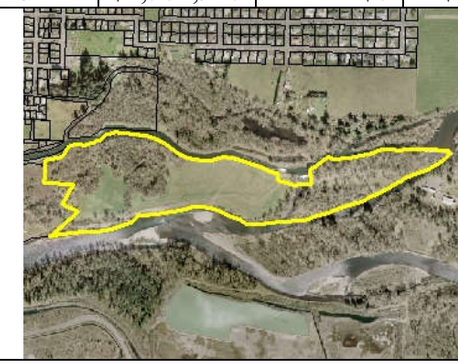
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W11AD03200	OAKRIDGE VISTA	0	26,148	0.60	E Pine St	25120160BS	$0	$0	$0
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$0	06/30/05	0	Vacant land for future trail network					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W11BB02500		0	47,480	1.09	1431 Dawn Dr	30-024TPTP	$105,460	$4,310	$109,770
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0		0	Northslope Park					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W11BB02800	NORTHSLOPE ADDITION 2	0	172	0.00	E Dawn Dr	02720285RD	$60	$0	$60
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$1	11/16/81	0	Strip of land at east end of E Dawn Drive					

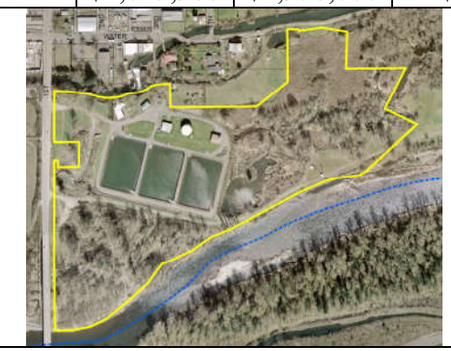
TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W11BB03300	NORTHSLOPE ADDITION 2	0	165	0.00	Kent Ave	02720285RD	$60	$0	$60
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
LD	$1	11/16/81	0	Strip of land at south end of Kent Ave					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W1400300		0	2,272,386	52.17	250 S 1st Ave	22660429WD	$1,501,920	$0	$1,501,920
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$1,080,000		0	Riverfront Park					



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W15AB00200			21,837	0.50	Behind Water Treatment Plant	33970342WD	$22,700	$500	$23,200
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$21,000	6/27/2012	0	Vacant parcel purchased for future water system improvements					

TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W15AB00600		0	1,370,921	31.47	200 S 1st Ave	06900332WD	$1,023,960	$1,958,000	$2,981,960
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$0		0	Water Treatment Plan					



TAXLOT	SUBDIVISION NAME	LOT NO	AREA SQ FT	AREA ACRES	STREET LOCATION	DEED REF	LAND VALUE	IMPR VALUE	TOTAL VALUE
091W1600200			805317	18.49	957 S Jetters Way	05680074DE	$657,470	$6,807,510	$7,464,980
ZONE	**SALES PRICE**	**SALE DATE**	**BLDG SQ FT**	**CURRENT USE**					
P	$43,000	08/14/87	0	Wastewater treatment facility					