

ORDINANCE NO. 624

AN ORDINANCE APPROVING THE OUTLINE PLAN OF THE PLANNED UNIT DEVELOPMENT WITHIN THE CITY OF STAYTON ENTITLED, SANTIAM VALLEY MALL PROJECT, WITH THE UNDERLYING ZONE CHANGES AND AMENDING THE OFFICIAL COMPREHENSIVE PLAN AND ZONING MAP.

WHEREAS, an Outline Plan contained in Attachment "A" has been submitted to the City of Stayton proposing a Planned Unit Development entitled Santiam Valley Mall Project Properties described in Attachment "B" and which was signed by all the landowners of the subject properties; and,

WHEREAS, the Planning Commission recognized the application, called for and held a duly noticed Public Hearing, and after which considering all the testimony, determined that the Planned Unit Development Outline Plan met or exceeded the minimum standards as set out in Stayton City Code Sections 8.11001 thru 8.11135 and recommended approval of the Outline Plan as presented to the City Council; and,

WHEREAS, the City Council received the recommendation from the Planning Commission and considering all the testimony and evidence found the Planned Unit Development to be in the best interest of the City,

NOW THEREFORE,

THE CITY OF STAYTON ORDAINS AS FOLLOWS:

Section 1. The Outline Plan contained in Attachment "A" entitled Santiam Valley Mall Project involving properties described in Attachment "B" is hereby approved.

Section 2. The underlying zones on the properties involved in the Planned Unit Development entitled Santiam Valley Mall Project are changed as indicated in the Outline Plan contained in Attachment "A" and the Official Comprehensive Plan and Zoning Map designations shall be amended accordingly when the legal description of each zone is submitted with the Detail Plan.

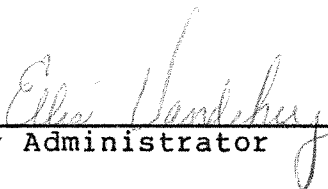
Section 3. All the improvements, structures and uses proposed for any zone inside the Planned Unit Development entitled Santiam Valley Mall Project are considered a Conditional Use and shall come before the Planning Commission in the form of a Detail Plan.

PASSED BY THE COMMON COUNCIL THIS 21<sup>st</sup> DAY OF April, 1986.

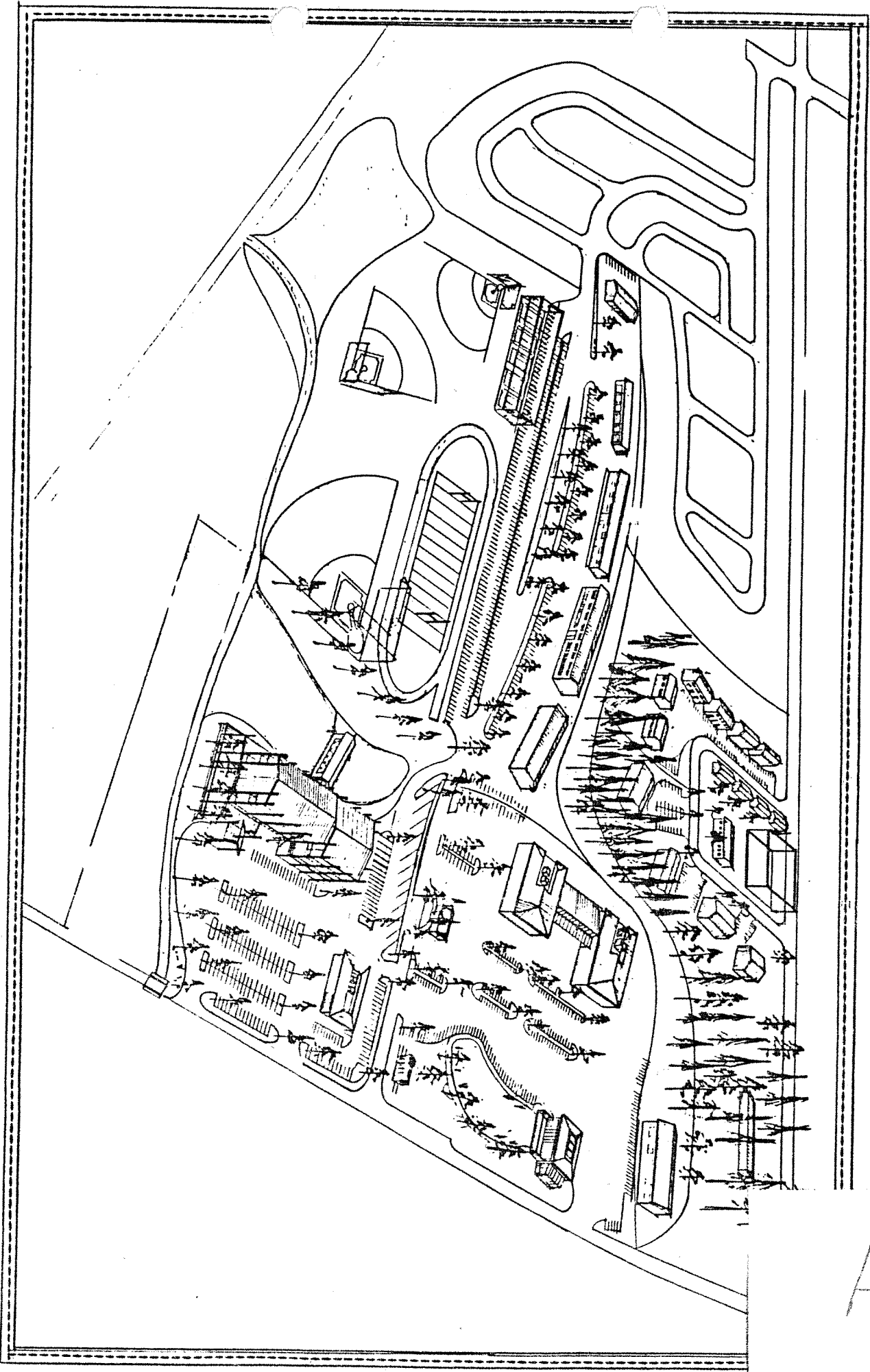
Signed by the Mayor this 28 day of April, 1986.

  
\_\_\_\_\_  
Mayor

ATTEST:

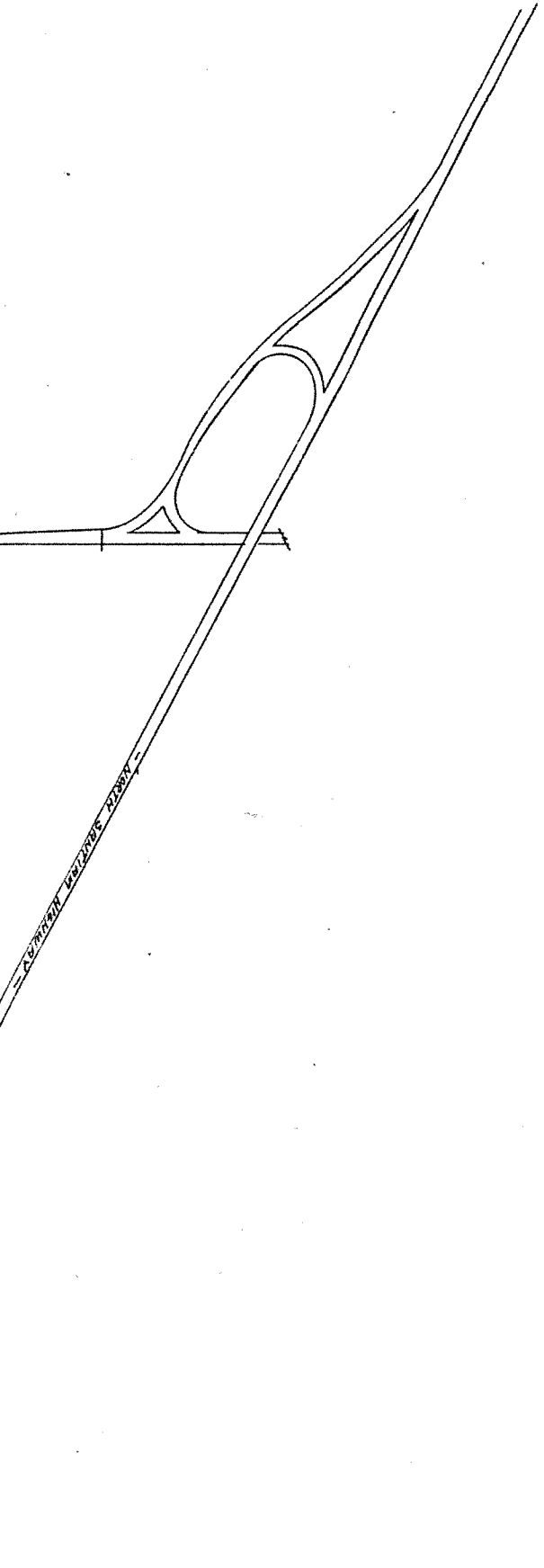
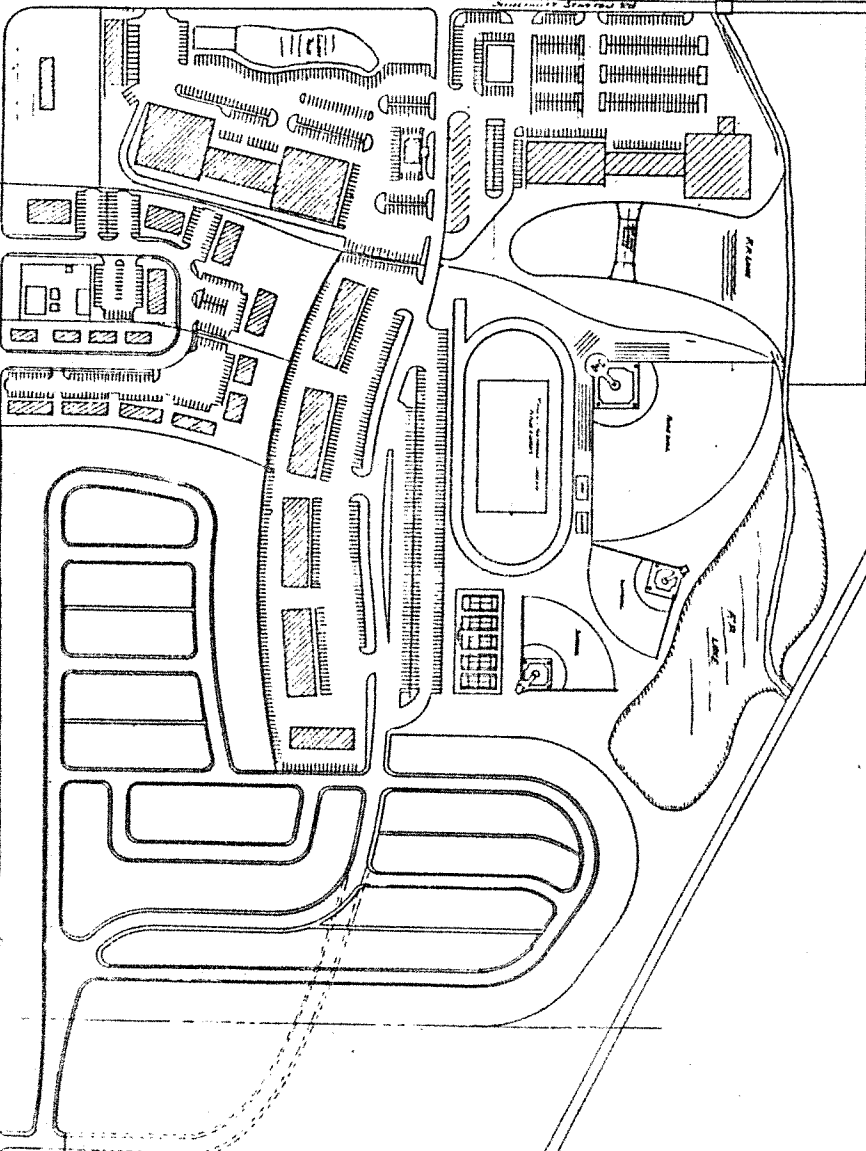
  
\_\_\_\_\_  
City Administrator

SANTIAM VALLEY CENTER  
STAYTON OREGON



A

SOUTHVIEW VALLEY CENTER



## SANTIAM VALLEY CENTER

### MARKET POPULATION

The following areas are being considered as a marketing area for the North Santiam Valley Corridor. Highway 22 has 9,000 to 14,000 cars per day, depending on the time of year.

- |   |                |
|---|----------------|
| * Stayton                                   | * Mehama area  |
| * The South $\frac{1}{2}$ of Silverton area | * Fox Valley   |
| * Aumsville area                            | * Mill City    |
| * Turner-east $\frac{1}{2}$ of area         | * Gates        |
| * Marion                                    | * Niagra       |
| * Jefferson-east $\frac{1}{2}$ of area      | * Detroit Lake |
| * Scio area                                 | * Detroit      |
| * Silver Falls area                         | * Idana        |
| * Lyons area                                | * Breitenbush  |

It is the belief of Santiam Valley Mall Properties that the population of the full time marketing area is 35,000 with an additional 10,000 population in occasional shoppers.

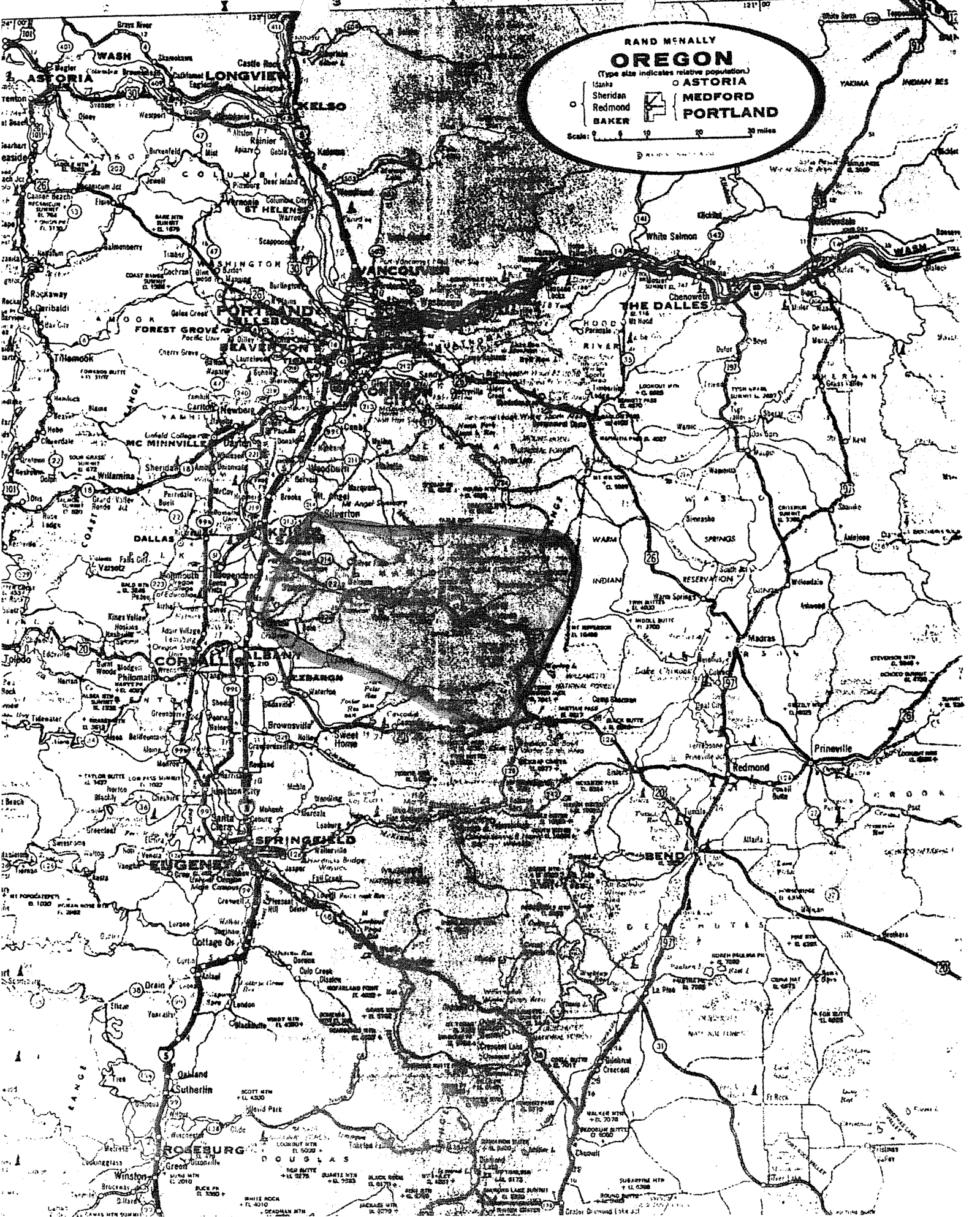
Santiam Valley Center, only if located adjacent to and in eyesight of Highway 22, can we focus much of the Buying Dollars of the entire north Santiam Valley Corridor. Location of a Shopping and Tourist Development adjacent to Highway 22 will justify consumer traffic in a high enough volume to provide many of the goods and services now only available in Salem or Albany.

The following are other population counts of which the Entities listed use these numbers for budgeting, plannin, and providing their actual services to this region.

- \* Police Emergency 911 - 36,211 plus part of Linn County
- \* Santiam Memorial Hospital - 31,000 plus part of Linn County
- \* City of Stayton - 35,000

**RAND McNALLY**  
**OREGON**  
 (Type size indicates relative population.)  
 ASTORIA  
 MEDFORD  
 PORTLAND  
 BAKER

Scale: 0 10 20 30 miles



SANTIAM VALLEY CENTER  
by Santiam Valley Mall Properties

Proposed Development:

Santiam Valley Center P.U.D. is a planned Development which is designed to provide a blend of services to serve the existing Santiam Valley population including phased building of low density single-family housing, CG-professional office park, IC-office warehouse park, CR-commercial retail, ID-interchange district, medium density factory homes, HD-Multi-family housing, & P-Public/semi-public park.

In talking with the City of Stayton, local business people, the media, Chemeketa College staff, and many people living in the Willamette Valley and familiar with the area, we have come up with the following findings:

- \* There are no lodging facilities easily accessible to the traffic of Highway 22 from Interstate 5-Salem exit until you reach Bend.
- \* There also is no lodging locally for business or travelers.
- \* There are no major shopping facilities within eyesight of Highway 22 corridor.
- \* There is a need for office warehouse space within eyesight of Highway 22.
- \* There is a market available for nice multi-family housing.
- \* There is a need for a factory-built home subdivision.
- \* There is a market available for medium-sized single-family homes.

It appears there are four locations located adjacent to the North Santiam corridor Highway 22 which could be developed to service with most utilities available or accessible:

- \* Aumsville intersection
- \* Sublimity side of Cascade Highway
- \* Stayton side of Cascade Highway
- \* Lyons intersection

This location has the following advantages in its favor:

- 1-This site is located on an existing interchange with traffic easily accessible east, west, north and south.
- 2-This site has excellent eyesight visibility to Highway 22.
- 3-Public services can be extended to the development site within the estimated cost of the project.
- 4-This Development site will connect the Highway 22 traffic to the existing business district of Stayton previously isolated years ago when Highway 22 was relocated to its present right of way.
- 5-This Development site when developed, provides within the cost of the Development a partial improvement of the Mill Creek Drainage Project and converts the existing marshland into a public park-recreation area.

## SANTIAM VALLEY CENTER

Why use a P.U.D. Approach?

### Utilities

Using the P.U.D. with a blend of land uses will create a more timely use of all the services which, because of the topography and limited available services to the property, would be a financial hardship to both the city and the property to develop otherwise. Only a multiple use of the property with a P.U.D. can it provide the amount of development cost allocations needed to fund the pump stations and water lines needed to extend those services.

### Land Uses

Only by providing a combination of Interchange Development, commercial retail, industrial commercial, commercial general, high density, and medium density factory-built home subdivisions can extension of utilities, services, and the 10th Street Connection become feasible.

Why Develop now?

The following are facts of why Santiam Valley Properties feel the time to develop Santiam Valley Center is now:

- \* The economy is the strongest in Oregon and the North Santiam Valley that it has been in six to eight years.
- \* There appears to be a need for shopping and tourist facilities within the North Santiam corridor.
- \* Interest rates make a project of this diversity appear to be timely and very feasible to fully develop in the current business cycle.
- \* Combining a mixed blend of retail, office, office industrial, and tourism facilities will better justify types of goods and services available locally instead of driving to Salem or Albany to purchase those items. In business, it is a well accepted fact that activiey creates more activity.

What is the current mix of Zone Requests on the property?

Parcel B - MD - Medium Density	29.8 acres
HD - High Density	3.8 acres
CR - Commercial Retail	9.3 acres
CG - Commercial Retail	4.5 acres
ID - Interchange District	8.1 acres
IC - Industrial	6.4 acres
P. - Public/Semi public	29.7 acres
Parcel C - LC - Low Density	35. acres



What is the anticipated Development schedule?

- 1986: GR-Commercial Retail is intended to start development within 60 to 180 days of approval, just as soon as we have anchor tenants.  
CG-Commercial general will be partially developed as we obtain users for office sites.  
HD-High Density will start development in 1986 and complete the site as the local demand for multi-family expands.  
MD-Medium Density Factory built homes site lots for sale shall be developed in phases starting in 1986 and proceeding as the community absorbs them.

Late 1986 & 1987:

ID-Interchange Development will be upon approval by FEMA on the flood plane and dike improvements will be made.

Immediately upon completion of the Dike Development site, a 2 phase motel-restaurant-lounge-meeting facility on the water will be built.

Upon completion of the ID development site and the 10th St. Extension, the fast food site shall be developed.

IC-Industrial Commercial will start development as soon as the 10th St. Connection Road is complete to that point.

P-The public and semi-public areas will be developed at the same time the ID and IC sites are prepared. This can be done only after FEMA approval.

Summary of Development schedules:

We anticipate a 1-3 year total use of the ID Interchange Development and CR Commercial Retail properties.

We anticipate a 3-5 year total use of the MD Factory homes subdivision, HD Multi-family housing, IC Industrial Commercial and CG Office Park properties.

We anticipate 5-10 years for total use of the Parcel C property.

What Improvement will be improved on Public lands?

With improvement of the flood plains, we plan to put in a gravel parking lot, a baseball field, 2 softball fields, and plant the balance to grass. All grass will be of a slow-growing nature and compatible with high water tables.

It is also planned to install a bridge of some type across the small lake which will be connected directly to the creek. A small rock Island with a lighted spray of water is planned in the south end of the lake.

What Affect does the Systems Development Charge have on this Project?

This project, because of requiring oversized streets, flood control, waterline extensions, and sewer pump stations all in the same development, really does not compare to any normal development property.

Because of the extreme abnormal conditions with this property, the City of Stayton staff and Santiam Valley Mall Properties agree prior to application that all improvements of public services would have to be evaluated for the entire project, with all fees and improvements negotiated between the city and Santiam Valley Mall Properties.

What about the 10th Street Extension through the Church property on East end of P.U.D.?

Santiam Valley Mall Properties is willing to trade property with the Church on a sq.ft. per sq.ft. basis and will work very close with the City to plan for the street. It will be expected to have property owners pay for improvements on or adjoining their property.

#### SUMMARY OF PROJECT:

The Santiam Valley Center P.U.D. is designed to create an economic nucleus by attracting regional and Highway 22 trade dollars which now are targeted out of this marketing area. The P.U.D. concept has been utilized to provide to the city and the community a balanced amount of Land-uses needed to economically and physically provide the services and utilities to create an economic trade center to the Santiam Valley Corridor.

B

PARCEL B

The South one-half of the Southeast quarter of Section 3, Township 9 South, Range 1 West of the Willamette Meridian, in Marion County, State of Oregon. SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded July 9, 1955, in Book 477, Page 435, Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT: Commencing at a point which is due East 594.14 feet along the center line of Fern Ridge Road from the quarter corner between Sections 3 and 10, Township 9 South, Range 1 West, Willamette Meridian, said point being on the extended line of the Easterly right of way line of 3rd Street; thence North 0 degrees 42' East 30.0 feet to the Northerly right of way line of Fern Ridge Road, said point being the true point of beginning of this survey; thence due East 200.00 feet to a point which is 30.0 feet North of the center line of said Fern Ridge Road; thence North 0 degrees 42' East 200.0 feet; thence due West 200.0 feet; thence South 0 degrees 42' West 200.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at a point on the last line of the Stayton-Sublimity Road 230 feet North and 30 feet East of the quarter corner on the South line of Section 3, Township 9 South, Range 1 West of the Willamette Meridian in Marion County, Oregon; and running thence East parallel with the South line of said Section 400 feet; thence South 200 feet to the North line of the Fern Ridge Road; thence West along the North line of the Fern Ridge Road 400 feet, more or less, to its intersection with the last line of the Stayton-Sublimity Road; thence North 200 feet, more or less, to the place of beginning.

ALSO SAVE AND EXCEPT that portion conveyed to Marion County, by instrument recorded July 8, 1975, in Reel 19, Page 931, Film Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT: Beginning at the Southeast corner of Section 3, Township 9 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; and running thence West, along the South line of said Section 3, a distance of 250.00 feet to a point; thence North 00 degrees 10' East 1276.72 feet to an iron rod in the Southerly right of way line of the North Santiam Highway No. 22; thence South 62 degrees 20' East along said Southerly right of way line, 281.85 feet to an iron pipe in the East line of said Section 3; thence South 00 degrees 10' West 1145.85 feet to the point of beginning.

All that portion of the South one-half of the Northwest quarter of the Southeast quarter of Section 3, Township 9 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, and the Northeast quarter of the Southeast quarter of said Section lying South of the Santiam Highway.

SAVE AND EXCEPT that part conveyed to the State of Oregon and to Northwest Woods Products, Inc., and Oregon corporation, the former being by decree of the Circuit Court of the State of Oregon for Marion County, Oregon, being Suit No. 42775 and the latter by deed recorded November 24, 1969 in Book 675, Page 50, Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT a strip of land along the West side of said property 35 feet in width of which 25 feet lies within the Stayton-Sublimity Road (Market Road No. 30) as conveyed to Marion County in deed recorded May 23, 1975, in Reel 14, Page 1616, Film Records for Marion County, Oregon.

PARCEL C

Beginning at the quarter section corner between Sections 2 and 11, in Township 9 South, Range 1 West of the Willamette Meridian, in Marion County, Oregon; thence South 39 degrees East, 13.26 chains along the legal subdivision line running North and South through the middle of Section 11; thence South 89 degrees 9' West 20.46 chains; thence North 5 degrees East 13.26 chains to the North line of Section 11; thence North 89 degrees 9' East 20.277 chains to the place of beginning; being situated in Section 11, in Township 9 South, Range 1 West of the Willamette Meridian, in Marion County, Oregon. Subject to any existing easements and roadways of record.