



City of Stayton

Department of Planning and Development

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MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: February 24, 2020
SUBJECT: Suggested Code Amendments Regarding Residential Zoning

ISSUE

The issue before the Planning Commission is review of the second draft of suggested Code amendments to completely reorganize the City's Residential Zoning. At the January meeting, the Commission directed staff to revise the suggested amendments to cut down on their length and provide more information in tabular form.

CHANGES FROM FIRST DRAFT

The revisions to the suggested amendments are on page 20. The first draft had a lengthy description of the density requirements and types of dwellings that would be permitted in each zone. The Second draft relies on reference to the minimum and maximum densities described in Section 17.16.060 on page 9 and to Table 17.16.070.1 to regulate the types of structures and uses permitted in each zone.

Also, I realized that the first draft failed to include any mention of minimum lot sizes in the Commercial, Industrial, Public and Downtown zones. Two new paragraphs have been added on page 20.

ADDITIONAL DISCUSSION

I received the attached letter from a potential developer with whom I had shared the suggested amendments with that keeping the minimum lot width requirements from the current zoning would mean that the densities in the proposed zoning would not be feasible. That got me thinking about the relationship between lot size, lot width, and density. I have prepared some sketches of various densities, on a hypothetical acre and what lot dimensions would be necessary to achieve them. This led me to thinking about the issue of density and the decisions the Planning Commission has to make regarding desired densities. I will have a slide show at the meeting to help frame that discussion.

Oregon's planning program requires that cities coordinate their planning policies with the County in which they are located. The Marion County Comprehensive Plan incorporates an Urban Growth Management Framework that includes a land efficiency guideline. The guideline "represents the average density for new housing that will be zoned and allowed under clear and objective standards by the city." For cities like Stayton, with a population between 5,000 and 25,000, the land efficiency guideline calls for 5 to 6 housing units per gross acre of land zoned residential. The intent of the guideline is address new residential development created since the adoption date of the guideline.

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Stayton currently has a total of 978 acres of land zoned residential, in which there are located 3,084 housing units for an average citywide density of 3.15 units per acre. This includes developed and undeveloped lots and street rights of way. About 60% of the land zoned residential is comprised of tax parcels with dwellings on them. The remainder is comprised of vacant lots and street rights of way.

The Low Density Residential (LD) zone is almost 70% of the residentially zoned land, at 706 acres. Within the LD zone are 1,574 housing units for a density of 2.23 units per acre.

The Medium Density Residential (MD) zone is about 25% of the residentially zoned land, at 229 acres. Within the MD zone are 1,015 housing units for a density of 4.43 units per acres.

The High Density Residential (HD) zone is the remaining 5% of the residentially zoned land, but contains about 15 % of the housing units. There are 44 acres of land zoned HD, with 495 dwellings for a density of 11.25 units per acre.

Since 2000 there have been 17 subdivision plats recorded within the City, in addition to a number of partitions. The Lambert Place subdivision is currently under construction and is expected to have the plat recorded this spring. The 18 subdivision plats have been analyzed for the density of development. It should be noted that the more recent subdivisions are not completely built-out. The analysis below assumes that platted lots in the LD zone will be built on with single family detached homes.

Residential Density in Subdivisions Platted Since 2000

Subdivision	Year Platted	Zone	Total Area	Lot Area	No of Lots	No of Dwellings	Density
Mountain Estates 1	2000	LD	7.26	6.09	10	10	1.4
Mountain Estates 2	2001	LD	12.11	8.56	13	13	1.1
Sylvan Springs 2A	2001	LD	3.54	2.65	14	14	4.0
Sylvan Springs 2B	2001	LD	2.67	2.04	12	12	4.5
Village Creek	2001	MD	16.77	12.24	68	68	4.1
Oakridge Vista	2002	LD	19.81	16.06	31	31	1.6
Pemberton Estates	2003	MD	2.77	2.36	12	12	4.3
Sylvan Springs 1C	2003	LD	8.04	2.41	15	15	1.9
Sylvan Springs 2C	2003	LD	7.05	3.87	22	22	3.1
Village at Sylvan Springs	2005	MD	9.41	6.93	37	37	3.9
Jefferson Place	2007	LD	7.03	5.73	23	23	3.3
Mountain Estates 3	2007	LD	2.35	2.03	5	5	2.1
Third Avenue	2008	MD	0.76	0.72	4	4	5.3
Phillips Estates 1	2009	LD	5.34	3.75	20	20	3.7
Roth Estates	2009	MD	3.23	2.62	12	13	4.0
Phillips Estates 2	2014	LD	7.04	4.86	26	26	3.7
Wildlife Meadows	2017	LD	13.92	7.54	44	47	3.4
Lambert Place	2020	MD	13.12		51	51	3.9
Total			142.22			423	3.0

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Without any new multi-family developments, the development pattern during the past 20 years has not met the guideline established by the Marion County Plan. The density of “new” residential subdivisions is slightly lower than the density for all residential property including vacant land.

The LD zone, under today’s Code, contains language that would limit density to 6 units per acre, with no minimum density. However, the 8,000 sq ft minimum lot size with an 80-foot frontage requirement results in a maximum density of 4.2 units per acre. Recent subdivisions have been at less than 4 units per acre. The suggested amendments would allow a range of between 4.5 and 6 units per acre. As I will illustrate in the slide show, to achieve a density of 6 units per acre would reduce the lot size down to about 5,400 sq ft with a 60-foot lot width.

In reviewing the minimum and maximum densities for each the three residential zones, the Planning Commission needs to consider the existing density standards and look at the current patterns of development, determining which patterns are desirable to continue and which need to be encouraged in the future. Setting these new standards will mean striking the balance between the density guideline from the Marion County Comprehensive Plan and the desired development patterns to assure a mix of housing opportunities as the City grows.