



# 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:** January 25, 2021  
**SUBJECT:** Fifth Draft Proposed Code Amendments Regarding Residential Zoning

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### ISSUE

The issue before the Planning Commission is the continued review of the fourth draft of proposed Code amendments to completely reorganize the City's residential zoning.

### REMAINING ISSUES WITH FOURTH DRAFT

On January 11, the Planning Commission held a public open house on the proposed amendments. There were three members of the public in attendance. The comments expressed can be summarized as one person hoping that the larger residential lots on the east side of the city could be maintained and one person hoping that more affordable housing options on smaller lots could be created.

In addition, there was a question raised as to why the draft amendments do not allow attached single family dwellings in the MD zone.

Finally, I had mentioned that the Public Works Director and City Engineer had expressed concern over allowing more than one detached single family dwelling on a parcel. Their concern can be summarized as being over the City's inability to require public improvements based on incremental growth.

I have enclosed the fifth draft of the amendments, reflecting the changes agreed upon at the November meeting and has been posted on the City's website. I recommend that they be amended to allow attached single family dwellings in the MD zone. The Planning Commission needs to further discuss the issue of more than one single family dwelling on a parcel.

Once these final details are resolved, I believe we are ready to commence the adoption process. State law requires 35 days' notice of the first hearing. Therefore, should the Planning Commission be ready, I will schedule the hearing for you March 29 meeting.