

City of Stayton

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: July 27, 2020
SUBJECT: Suggested Code Amendments Regarding Residential Zoning

ISSUE

The issue before the Planning Commission is the continued 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.

At the February meeting the Commission reviewed the lot dimensions that would go along with various densities of development. At that time the Commission asked for "real life" examples of various densities. A slide show has been prepared illustrating eight different subdivision – four in Stayton, two in Silverton, and two different phases of a subdivision in Corvallis. These subdivisions have a density range of 3.7 units per acre to 6.3 units per acre. Most are exclusively single family detached. Some are a mix of single family and duplex structures.

As a refresher, the table below compares the current Code with the second draft of the suggested amendments.

<u>Zone</u>	<u>Current</u>	<u>Suggested Amendments</u>
LD	up to 6 units per acre	between 4.5 and 6 units per acre
MD	up to 12 units per acre	between 7 and 12 units per acre
HD	no less than 13 units per acre	between 13 and 24 units per acre

To exceed 6 units per acre would likely mean duplex, triplex or multifamily structures. The real issue for discussion is what will single family detached development look like at various densities and what densities are appropriate for Stayton. Hopefully, the slide show will assist the Planning Commission in that deliberation.

The February draft of the suggested amendment is enclosed for your reference.