



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: September 30, 2019
SUBJECT: Suggested Code Amendments to Regarding Residential Zoning

ISSUE

The issue before the Planning Commission is continuation of the discussion regarding possible Code amendments to completely reorganize the City's Residential Zoning. This issue was brought forward at the July Planning Commission meeting, at which time the Commission asked for some analysis as the extent the possible amendments could impact existing lots. I have attached the July staff report and its attachment for reference.

ANALYSIS

There is a total of about 2,150 tax parcels zoned residential and with a building on them in the City. Of these, there are 252 that are more than twice the required minimum lot size and have a single family dwelling.

A substantial portion of these lots are in recently (since 1990) platted subdivisions, and therefore are likely to have a covenant in the deed restricting the lot to only one single family dwelling. Removing these lots results in 157 lots with single family homes on lots more than twice the minimum lot size requirement.

A number of these lots either have irregular boundaries, include a portion of one of the irrigation ditches through the City, or have the existing house positioned such that placement of a second home on the property would be impossible without removal of the existing home. Removing these lots results in 95 lots that are available for a potential new home development under the proposal. These lots are illustrated in purple in the attached map.

I have also analyzed these 95 lots to see which could divided under the current land use requirements. In order to be considered dividable under the current requirements, a lot would have to either have twice the minimum frontage and the existing house positioned to allow a vacant lot with frontage, or be able to create a back lot or flag lot with a 20-foot wide easement or "flag pole" and the existing house still meet the setbacks from all new property lines. There are 40 lots with a single family home that could conceivably be divided under the current regulations.

Should the Planning Commission be supportive of proceeding further, I will further define what a possible Code amendment could look like for future discussions.