
**CONSOLIDATED LAND USE APPLICATIONS FOR
ANNEXATION/COMPREHENSIVE PLAN MAP/ZONE MAP AMENDMENTS**

Submitted to: City of Stayton
Planning and Development Department
311 N. Third Avenue
Stayton, OR 97383

Applicants/Property Owners: James and Jolene Crowther
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Site Location: 9654, 9694, and 9704 Golf Club Rd. SE, Aumsville, OR 97325
East of Golf Club Rd SE; North of Shaff Rd. SE

Marion County Assessor's Map No.: 9S-1W-4C Tax Lots 700, 800, 900, and 1000

Site Size: ±11.00-acres

Existing Land Use: Mixed Residential, Commercial, and Industrial Uses

Zone Designation: Urban Transition (UT-20) (Marion Co.)

Comprehensive Plan Designation: Urban Transition (UT) (Marion Co.) / Residential (Stayton)

Surrounding Zoning: North: UT-20
South: Medium Density Residential (MD) District
East: Low Density Residential (LD) District
West: UT-20 (across Golf Club Road SE)

Surrounding Uses: North: Residential Single-Family
South: Manufactured Home Park
East: Residential Single-Family
West: Agriculture (across Golf Club Road SE)



I. Executive Summary

Udell Engineering and Land Surveying, LLC is pleased to submit this application on behalf of James and Jolene Crowther (Applicant) to gain approval for a consolidated package of land use applications, including a Comprehensive Plan Map Amendment, Annexation, and Zoning Map Amendment.

The project site is located $\pm 1,500$ feet north of Shaff Road SE to the east of Golf Club Road SE. The subject property has assigned addresses of 9654, 9694, and 9704 Golf Club Rd. SE, Aumsville, OR 97325 and can be further identified by Marion County Assessor's Map No. Township 9S; Range 1W; Section 4C; Tax Lots 700, 800, 900, and 1000.

The subject property is currently under the jurisdiction of Marion County and has a Marion County zone designation of Urban Transition-20-acre minimum (UT-20) and Marion County Comprehensive Plan designation of Urban Transition (UT). The property is also contiguous with the Stayton city limits, within the Stayton Urban Growth Boundary, and designated as Residential in the Stayton Comprehensive Plan.

The application request include:

1. Amendment of the Stayton Comprehensive Plan Map from "Residential" to "Industrial" for the entirety of the ± 11.00 -acre site.
2. Annexation of the property and abutting right-of-way into the Stayton city limits.
3. Initial assignment of Stayton zone map designation of "Light Industrial".

This application includes the city application forms, written materials, and plans necessary for city staff to review and determine compliance with the applicable approval criteria. The evidence provided supports the city's approval of the application.

II. Site Description / Setting

The subject property is comprised of four parcels with a total area of ± 11.00 -acres of land, located completely within the Stayton Urban Growth Boundary (UGB), and is contiguous with the Stayton city limits along the south and east property boundaries.

The project site is located north of Oak Estates manufactured home park, west of a storm water detention pond, south of three single-family dwelling parcels (two of which are developed), and east of the Golf Club Road SE right-of-way.

The site has relatively level topography with little vegetation. It is comprised of four parcels (i.e., Tax Lots 700, 800, 900, and 1000). Tax Lot 700 is utilized for open storage of recreational vehicles. Tax Lot 800 is unimproved. Tax Lots 900 is improved/occupied by existing residential dwellings and associated accessory buildings, 50-foot-tall communications tower, four warehouses occupied by

various industrial and commercial tenants, and open storage for recreational vehicles. Tax Lot 1000 is improved with a residential single-family dwelling and associated accessory structures.

New development is not proposed at this time. Existing development is currently and adequately served by private well and septic system. Extension of public utilities can be made in association with a new development proposal.

III. Analysis of Development Code Criteria

When a proposal involves more than one application for the same property, the applicant may submit concurrent applications for review and approval (SMC §17.12.040). The applications are consolidated for review in accordance with the highest number procedure. Review procedures include Type I (Administrative Decisions), Type II (Limited Land Use Decisions), Type III (Quasi-Judicial Decisions), and Type IV (Quasi and Legislative Decisions). The highest number procedure, Type IV, requires review and recommendation by the Planning Commission and approval by City Council.

Land use applications that are site specific in nature are classified as Type IV quasi-judicial decisions. Since the application is site specific it is classified as a quasi-judicial amendment to the Comprehensive Plan Map and Zoning Map requiring approval by City Council.

The SMC includes the following review criteria, which must be met for this application to be approved. Code criteria are written in **bold** and are followed by findings and conclusions.

IV. Annexation (SMC 17.12.210(4))

a. **Need exists in the community for the land proposed to be annexed.**

Finding of Fact and Conclusions

- 1.1 The Stayton Comprehensive Plan (Plan) identifies a future need for expansion of industrial zone north of Shaff Road to provide for continued industrial growth in the community.
- 1.2 The subject property is located within the City's Urban Growth Boundary (UGB) and is therefore anticipated as necessary to fulfill the City's long-term demand for industrial development.
- 1.3 This application directly supports these objectives by providing industrial development and/or redevelopment within the city. Therefore, this criterion is met.

b. **The site is or is capable of being serviced by adequate City public services including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City.**

Finding of Fact and Conclusions

- 2.1 Fire: Adequate public water and access for fire protection is currently available for this area. There are properties on two sides currently being served by the Stayton Rural Fire

Protection District. Fire service to this property would be a logical expansion of the current service boundaries.

2.2 Police: There are properties on two sides currently being served by the Stayton Police Department. Police service to this property would be a logical expansion of the current service boundaries.

2.3 Sanitary Sewer: City utility maps show a 20-inch public sanitary sewer force main running along the subject property's west property frontage within the Golf Club Road SE rights-of-way.

Existing development on the subject property is currently and adequately served by private septic system(s).

Future development and/or redevelopment of the site may require connections to public utilities. Any future development application for the site can be conditioned for connections public utilities to serve the site.

2.4 Water: City utility maps show an 8-inch public water main in Golf Club Road SE right-of-way $\pm 1,000$ feet south of the subject site.

Existing development on the subject property is currently and adequately served by private well system(s).

Future development and/or redevelopment of the site may require connections to public utilities. Any future development application for the site can be conditioned for connections public utilities to serve the site.

2.5 Storm Drainage: City utility maps show an open ditch public storm drainage system along both sides of the Golf Club Road SE right-of-way along the property's frontage.

2.6 Transportation Infrastructure: The proposed annexation is a ± 11.00 -acre parcel located on the east side of Golf Club Road SE and abutting Golf Club Road right-of-way.

Golf Club Road SE is classified as a minor arterial and under the jurisdiction of Marion County. The right-of-way is improved to a turnpike street standard and includes a vehicle travel lane in each direction with an open drainage ditch on either side.

Stayton's Transportation System Plan (TSP) assumed this site would be annexed into the city and will be improved to city minor arterial standards upon development or redevelopment.

2.7 The property is currently zoned for residential development (i.e., Urban Transition (UT-20)). The requested initial zone designation of Light Industrial (LI) would have no impact on the number of children attending school in this area.

c. The proposed annexation is property contiguous to the existing City limits.

Finding of Fact and Conclusions

3.1 As illustrated on the Site Plan included in Exhibit B, the subject property is contiguous to the existing city limits along the property's south and east boundary. Therefore, this criterion is met.

d. The proposed annexation is compatible with the character of the surrounding area and complies with the urban growth program and policies of the City of Stayton.

Finding of Fact

4.1 The policies and criteria in which urban growth of the city shall be based is provided in SMC Section 17.08.030 and italicized below:

a. The existing boundaries of the city should remain relatively unchanged until a major portion of the City's usable land has been developed for urban purposes.

Table 8-3 of the Stayton Comprehensive Plan summarizes the amount of vacant and redevelopment land within the city limits as of February 2011. Based on the information provided in Table 8-3, approximately 91 percent of the city's usable Light Industrial land was developed as of 2011, as were comparable percentages of the other classifications of land (based on zoning). It is reasonable to assume the development and construction in subsequent years has further captured land previously available for urban purposes. Therefore, the amount of developed Light Industrial land within the city limits constitutes a majority of the City's usable. Therefore, this criterion is met.

b. Extension of the City's urban services should be preceded by a careful evaluation of the facts, with major emphasis given to the overall community costs and benefits.

Policy PF-1 of the Stayton Comprehensive Plan states that the policy of the city shall be to provide urban services, including municipal water, sanitary facilities, and library services. This policy was put in place by the city after careful evaluation of the community costs and benefits.

Existing public utilities are described in section "b" above and incorporated herein by reference.

c. Developments which can be served by a gravity flow sewage system should be given priority.

This application includes a request to annex property and right-of-way into the Stayton city limits. A request to development/redevelop the subject property is not included in this application. Therefore, this criterion is not applicable.

- d. *The city is the logical provider of services in the defined urban service area; therefore, development outside the city boundaries should be coordinated closely with the city.*

This application includes a request to annex property and right-of-way into the Stayton city limits. A request to development/redevelop the subject property is not included in this application. Therefore, this criterion is not applicable.

- e. *All government units whose responsibilities affect the growth and development of the Stayton area should review the urban growth program for the city.*

The urban growth program is continuously reviewed by city staff through master plan updates, which includes outreach to applicable government officials and adoption through a public hearing process that includes public notice.

- f. *The physical size of the urban service area will be relative only to time and the changing needs of the community. If the criteria used to delineate the urban service area change, the city will have need to re-evaluate its urban growth program.*

The urban growth program is continuously reviewed by city staff through master plan updates.

- g. *The concept of acreage residential zoning as defined in the Marion County Zoning Ordinance should be applied to areas north and east of the city. This type of zoning permits acreage residential homesite at a specific density (i.e., two, three, five acres, etc.) based on the needs and physical limitations of the area. In some cases, farm use zoning may also be appropriate, especially for the area west of the city.*

The application includes a request for amendment of the Comprehensive Plan Map from “Residential” to “Industrial” and assignment of Stayton zone map designation of “Light Industrial”. Therefore, this criterion is not applicable.

- e. **The annexation request complies, or can be made to comply, with all applicable provisions of state and local law.**

Finding of Fact and Conclusions

- 5.1 The annexation process is governed by the City of Stayton Charter, Title 17 of the Stayton Municipal Code, and Chapter 222 of the Oregon Revised Statutes.
- 5.2 The City Charter grants authority to City Council to add land into the Stayton city limits. ORS 222.120 establishes procedures for annexation without election. This application includes one property owner and no electors. Under ORS 222.125, upon receiving written consent to annexation by owners and electors the legislative body of the city (City Council), by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation. It has been the City’s practice to approve

annexations by ordinance rather than by resolution since resolutions are reserved for administrative actions by the City Charter, and annexation is a legislative matter.

- 5.3 State law (ORS 222.111) requires that territory annexed be contiguous with the current city limits or only separated by a public right-of-way or body of water such as a stream. The property subject to this annexation application is contiguous with city limits along the property's south and east boundary.
- 5.4 Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city (City Council), by resolution or ordinance, may set the final boundaries of the area for annexation based on a map and legal description adopted by ordinance. A city zoning designation is also applied to the property as part of the annexation process.
- 5.5 According to ORS 222.120(3) the City legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of the hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period. Notice of public hearings on this matter will be published in the Statesman Journal in advance of the Planning Commission and City Council public hearings.
- 5.6 After the annexation request is approved by the City, the local decision is provided to the Oregon Department of Revenue for final approval of the required parcel map and legal description. After Department of Revenue's approval, the local decision is provided to the Oregon Secretary of State's office. The annexation is deemed complete upon filing with the Secretary of State as provided in ORS 222.177 and 222.900. The date of filing with the Secretary of State is the effective date of the annexation.

- f. **If a proposed contract annexation, within the terms and conditions of the contract the cost of City facility and service extensions to the annexed area shall be calculated by the Public Works Director.**

Finding of Fact and Conclusion

- 6.1 Existing development on the subject property is currently and adequately served by private well and septic system.
- 6.2 Future development and/or redevelopment of the site may require connections to public utilities. Any future development application for the site can be conditioned for connections public utilities to serve the site.
- 6.3 The city has not adopted an annexation plan pursuant to ORS 195.205. Therefore, this criterion is not applicable.

V. **Comprehensive Plan Map Amendment (SMC 17.12.170(6)(b))**

1. **The amendment is consistent with the goals and policies of the Comprehensive Plan, including any relevant area plans, and the statewide planning goals. In the case of a Comprehensive Plan Map amendment, the requested designation for the site shall be evaluated against relevant Comprehensive Plan policies and the decision authority shall find that the requested designation on balance is more supportive of the Comprehensive Plan as a whole than the old designation.**

Finding of Fact

- 1.1 As discussed below, the request to amend the Comprehensive Plan Map designation from Residential to Industrial is consistent with the City's need for additional employment land. The Stayton Comprehensive Plan identifies a need for industrial land that has the availability to be adequately served by public transportation system and utilities, that is in proximity to housing.
- 1.2 Amending the Comprehensive Plan designation of the subject property would further Stayton's economic goals because the new designation would provide opportunities for businesses to utilize the existing buildings on the subject property rather than having the building be underutilized and constrained by the Marion County Development Code.
- 1.3 For the reasons stated above, changing the subject property's Comprehensive Plan designation would diversify the economic base in the City of Stayton by allowing the subject site to accommodate new zoning and allow existing structures to house viable businesses to operate and grow the economic base of the City of Stayton. Changing the Comprehensive Plan and zoning designations so that they are consistent with the existing uses on the property would provide the most supportive environment for the development and expansion of desired businesses.

2. **The current Comprehensive Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.**

Finding of Fact

- 2.1 Table 8-4, of the Stayton Comprehensive Plan denotes buildable land inside the UGB (outside of the city) for future residential and industrial development. A greater land area is designated for residential development (921-acres of residential land compared to 113-acres of industrial land).
- 2.2 Table 8-5, of the Stayton Comprehensive Plan summarizes the land uses planned by the area within the UGB for future residential and industrial development. A greater land area is designated for residential development (60 percent of residential land compared to 17 percent of industrial land).

- 2.3 Furthermore, it is important to note that the term “buildable” land is narrowly defined in the Oregon Revised Statutes and does not account for items such as landowner’s reluctance to sell or develop and/or properties that have exceedingly high improvements cost due to items such as wetland permitting, or infrastructure improvements often exceed market value. Once these factors are added the amount of actual industrial buildable land significantly decreases.
- 2.4 Based on these factors and constraints that limit development or redevelopment of industrial buildable industrial land it is timely and appropriate to amend the Comprehensive Plan designation of the subject site from Residential to Industrial.

3. Compliance is demonstrated with the statewide land use goals that apply to the subject properties or to the proposed land use designation. If the proposed designation on the subject property requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

Finding of Fact

- 3.1 Oregon’s 19 Statewide Planning Goals constitute the framework for a statewide program of land use planning. The Statewide Goals are achieved through local comprehensive planning. The Stayton Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1982 as being in compliance with the Statewide Planning Goals.
- 3.2 Responses to the applicable Plan policies are provide in this section and incorporated herein by reference. By virtue of demonstrating compliance with all applicable Plan policies this application simultaneously demonstrates compliance with relevant Statewide Planning Goals. The application does not trigger any exceptions to Statewide Planning Goals. This criterion is met.

4. Existing or anticipated transportation facilities are adequate for uses permitted under the proposed designation and the proposed amendment is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060).

Finding of Fact

- 4.1 A Transportation Planning Rule evaluation (TPR) is included in Exhibit C. The TPR confirms that existing and future transportation facilities are adequate for uses permitted under the proposed land use and zoning designation. This criterion is met.

5. The current Comprehensive Plan Map provides more than the projected need for lands in the existing land use designation.

Finding of Fact

5.1 Table 8-4, of the Stayton Comprehensive Plan denotes buildable land inside the UGB (outside of the city) for future residential and industrial development. A greater land area is designated for residential development (921-acres of residential land compared to 113-acres of industrial land).

5.2 Table 8-5, of the Stayton Comprehensive Plan summarizes the land uses planned by the area within the UGB for future residential and industrial development. A greater land area is designated for residential development (60 percent of residential land compared to 17 percent of industrial land).

5.1 Therefore, the current Stayton Comprehensive Plan provides more than the projected need for residential lands. This criterion is satisfied.

6. Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

Finding of Fact

6.4 Existing development on the subject property is currently and adequately served by private well and septic system.

6.5 Future development and/or redevelopment of the site may require connections to public utilities. Any future development application for the site can be conditioned for connections public utilities to serve the site.

6.6 Adequate public facilities are available, or can be made available, to serve future uses on the subject site through proportionate on- and off-site improvements and System Development Charges. Therefore, this criterion is satisfied.

7. Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.

Finding of Fact

7.1 The site is comprised of four parcels (i.e., Tax Lots 700, 800, 900, and 1000). Tax Lot 700 is utilized for open storage of recreational vehicles. Tax Lot 800 is unimproved. Tax Lots 900 is improved/occupied by existing residential dwellings and associated accessory buildings, 50-foot-tall communications tower, four warehouses occupied by various industrial and commercial tenants, and open storage for recreational vehicles. Tax Lot 1000 is improved with a residential single-family dwelling and associated accessory structures.

- 7.2 The uses on subject site pre-date the majority of existing or planned uses on adjacent land. Any new development and/or redevelopment of the site will be in accordance with development code standards which will be unsure compatible with adjacent development.

VI. Zoning Map Amendments (SMC 17.12.180(6)(b))

Zoning Map amendments will be approved if the council finds that the applicant has shown that all the following criteria are met.

- 1. The proposed zone is consistent with the Comprehensive Plan map designation for the subject property unless a Comprehensive Plan Map amendment has also been applied for and is otherwise compatible with applicable provisions of the Comprehensive Plan.**

Finding of Fact

- 1.1 The applicant requests Light Industrial (LI) zoning designation be assigned upon annexation. The property is currently designated as Residential (R) by the Comprehensive Plan.
- 1.2 The proposed LI zoning is not consistent with Residential Plan designation of the site. Therefore, a concurrent request to change the Comprehensive Plan Map designation from Residential to Industrial (I) has been submitted.
- 1.3 As shown on the Classification of Zone (SMC 17.16.020), the IL zone designation is consistent with the proposed Industrial designation of the property.
- 1.4 This criterion is satisfied, provided that the amendment to the Comprehensive Plan Map is approved.
- 2. Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.**

Finding of Fact

- 2.1 This criterion is addressed under Criterion “b” of the Annexation review criteria; those findings and conclusions are included here by reference.
- 2.2 The property is currently zoned for residential development (i.e., Urban Transition (UT-20)). The requested initial zone designation of Light Industrial (LI) would have no impact on the number of children attending school in this area.
- 2.3 Public services and utilities (sanitary sewer, water, and storm drainage) can be made available to serve potential development on the subject property under the proposed LI zoning district.

3. Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation and the proposed amendment is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060).

Finding of Fact

- 3.1 Stayton's Transportation Plan (TSP) was developed with the assumption that this site would be occupied by residential uses. The proposed zone change alters that assumption.
- 3.2 Zone changes are required to comply with the Transportation Planning Rule (TPR). The rule holds that a "significant affect" occurs and must be mitigated if a proposed zone change would result in an existing or planned transportation facility either failing to meet an adopted performance standard or degrading the performance of an already failing facility. The TPR refers to Action 1F.05 in the Oregon Highway Plan, which states that if there is a small increase in daily traffic (less than 400 trips) between the existing plan and proposed amendment, it can be determined that the proposed zone change will cause "no further degradation" to the surrounding roadway network.
- 3.3 The application includes a TPR Analysis. The analysis was performed by DKS Associates and is dated May 2, 2022. The analysis evaluated the incremental difference in trip generation that would result from site development under the Medium Density Residential (MD) zone designation with development under the requested Light Industrial (LI) designation.
- 3.4 The reasonable worst case uses assumed for site development under the MD zone designation. Assumed uses included: family childcare center and detached single-family homes. Based on ITE trip generation rates, that combination of uses would generate a total of 1,012 vehicle trips per day. Of those, 118 would occur during the peak PM traffic hour.
- 3.5 The reasonable worst-case use assumed by the TIA for site development under the requested LI zone designation included a light manufacturing building. Based on ITE trip generation rates, a light manufacturing building would generate a total of 715 vehicle trips per day. Of those, 101 during the peak PM traffic hour.
- 3.6 Based on the study results, development of the site under the requested LI zone designation would result in a decrease of 297 average daily trips beyond what could be expected to occur under the MD zone designation. The number of expected PM peak hour trips would decrease by 17.
- 3.7 Because the net increase in daily trips that would result from the zone change is less than the 400-trip threshold identified in the OHP, the TPR analysis concluded that the requested change could be approved without having any significant effect on the transportation system.

- 3.8 Therefore, the TIA confirms that existing and future transportation facilities are adequate for uses permitted under the proposed land use and zoning designation.
- 3.9 The proposed zone change will not result in any changes to the road system and will not alter the transportation pattern in the TSP.
- 3.10 The TSP does not identify any capacity or level of service problems associated with the proposed Zone Map amendment.
- 3.11 There are no other applicable City-contracted or funded land use or transportation plan or study that applies to the subject area.

4. The purpose of the proposed zoning district satisfies the goals and policies of the Comprehensive Plan.

Finding of Fact

- 4.1 The Comprehensive Plan states that “the policies contained therein are adopted statement of public policy which will serve, not only as a guide in the decision-making process, but also to communicate an understanding of community’s growth policies to the general public, other agencies, and the private landowner.”
- 4.2 Goals and policies are categorized under the following topics: natural and historic resource goals; transportation goals; public facility goals; housing goals; economic goals; land use goals; energy goals; and fiscal goals.
- 4.3 Comprehensive Plan goals are shown below in **bold** print:

A. Natural and Historic Resource Goals

- 1) **Noise levels in the city will continue to not be detrimental to the welfare of the citizens**
- 2) **The Mill Creek and North Santiam River floodplains will be used and managed in order to minimize flood damage and preserve water quality**
- 3) **Adequate open space will be provided in the urban growth area through the provision of public parks, and private open space**
- 4) **Historic resources of the city will maintain their integrity and significance for the benefit of future generations**
- 5) **Fisheries habitat will be maintained**
- 6) **Identified significant wetlands will continue their functions unimpaired by development activity**
- 7) **Development activity will be designed to avoid potential hazards associated with steep slopes**

B. Transportation Goals:

- 1) Optimize the performance of the transportation system for the efficient movement of people and goods
- 2) Provide a transportation system that enhances the safety and security of all transportation modes.
- 3) Provide an equitable, balanced, and connected multimodal transportation system
- 4) Limit and mitigate adverse environmental impacts associated with traffic and transportation system development
- 5) Develop and maintain a transportation system plan that is consistent with the goals and objectives of the city, Marion County, and the state.
- 6) Seek funding for and invest in financially feasible infrastructure projects that will serve the city for years to come.
- 7) Provide a transportation system that enhances the health of residents and users.
- 8) Create a balanced built environment where desired existing and planned land uses are supported by an efficient multi-modal transportation system
- 9) Provide a transportation system that supports existing industry and encourages economic development in the city.

C. Public Facility Goal:

- 1) Urban development will occur in areas with existing services and in those areas where future extensions of those services can be provided in the most feasible, efficient, and economical manner

D. Housing Goals:

- 1) Existing and future residents will be provided a choice of housing types in safe and healthful housing
- 2) New residential developments will be designed and built to become attractive neighborhoods

E. Economic Goal:

- 1) Provide for the future commercial, industrial and social needs of the community with a balanced mix of economic activity

F. Land Use Goals



- 1) Provide for a land use regulation process that promotes a livable community and provides for expeditious review of development proposals
- 2) Coordinate the development of land outside the current city limits with Marion and Linn Counties

G. Energy Goal:

- 1) Conserve energy resources and encourage the use of renewable energy resources

H. Fiscal Goal:

- 1) Provide and maintain essential public services and facilities in a sustainable manner reflective of the available revenue

- 4.4 The subject property is presently served by private utilities. Any future development will have the ability to be served public services.
- 4.5 The facts surrounding the transportation system are more fully addressed in the TPR Analysis completed by DKS Associates. The TPR Analysis found that the allowable land uses under the LI zone would produce similar levels of trip generation to the MD zone and would cause no further degradation to the transportation system.
- 4.6 The proposed change will not hinder the city of Stayton in providing an efficient transportation system that provides for the local and regional movement of people and goods. It will not hinder the city's goal of providing a safe transportation system that ensures mobility for all community members and providing alternatives to automobile travel.
- 4.7 The current Comprehensive Plan designation and applicable zoning designation prohibit many of the viable uses for existing buildings on-site. The subject property is simply not compatible with MD, and accordingly the range of uses allowable in MD zone are not consistent with a building of such a size.

For the reasons stated above, changing the subject property's Comprehensive Plan designation and zoning from its residential to light industrial would diversify the economic base in the city of Stayton by allowing the subject site to accommodate LI zoning district and allow existing buildings to house viable businesses to operate and grow the economic base of the city of Stayton. Changing the Comprehensive Plan and zoning designation so that they are consistent with the structure on the property would provide the most supportive environment for the development and expansion of desired businesses.

5. Balance is maintained in the supply of vacant land in the zones affected by the zone change to meet the demand for projected development in the Comprehensive Plan. Vacant land in the

proposed zone is not adequate in size, configuration or other characteristics to support the proposed use or development. A Zone Map Amendment shall not eliminate all available vacant land from any zoning designation.

Finding of Fact

- 5.1 Table 8-4, of the Stayton Comprehensive Plan denotes buildable land inside the UGB (outside of the city) for future residential and industrial development. Approximately, 921-acres is designated for residential development and 113-acres is designated as industrial land.
- 5.2 Table 8-5, of the Stayton Comprehensive Plan summarizes the land uses planned by the area within the city limits for future residential and industrial development. Approximately, 752-acres is designated for residential development and 358-acres is designated as industrial land.
- 5.3 Therefore, there is sufficient buildable land available with the city and outside of the city in the UGB. This criterion is satisfied.

6. The proposed zone amendment satisfies applicable provisions of Oregon Administrative Rules.

Finding of Fact

- 6.1 As discussed under section 4, above, the application complies with all applicable Stayton Comprehensive Plan policies and as such, all applicable Statewide Planning Goals.

7. The physical characteristics of the property proposed for rezoning are appropriate for the proposed zone and the potential uses allowed by the proposed zone will not have an adverse impact on the surrounding land uses.

Finding of Fact

- 7.1 The subject property is comprised of four parcels with a total area of ±11.00-acres of land, located completely within the city of Stayton Urban Growth Boundary (UGB), and is contiguous with the city limits along the south and east property boundaries.
- 7.2 The project site is located ±1,500 feet north of the Shaffer Road SE and Golf Club Road SE intersection to the east of Golf Club Road SE, a minor arterial road. The subject property is north of Oak Estates manufactured home park, west of a storm water detention pond, south of three single-family dwelling parcels (two of which are developed), and east of Golf Club Road.
- 7.3 The site is characterized by relatively level topography with little vegetation. The site is comprised of four tax lots (i.e., Tax Lots 700, 800, 900, and 1000). Tax Lot 700 is utilized for open storage of recreational vehicles. Tax Lot 800 is unimproved. Tax Lots 900 is improved/occupied by existing residential dwellings and associated accessory buildings, 50-foot-tall communications tower, four warehouses occupied by various industrial and



commercial tenants, and open storage for recreational vehicles. Tax Lot 1000 is improved with a residential single-family dwelling and associated accessory structures.

- 7.4 The subject site is located adjacent local and regional transportation facilities and is in proximity to complementary commercial and residential uses. The site is ideally situated to accommodate new light industrial uses without adverse impacts to adjacent uses. This criterion is met.

VII. Overall Conclusion

Based on the above analysis, the consolidated package of land use applications is consistent with the applicable provisions of Title 17 of the City of Stayton Municipal Code and Comprehensive Plan. Therefore, the Applicant respectfully requests that the Stayton City Council approve this consolidated package of land use applications including, a Comprehensive Plan Map Amendment, Annexation, and Zoning Map Amendment.

VIII. Exhibits

- A. Annexation Legal Description
- B. Annexation Map
- C. Transportation Planning Rule Evaluation, DKS Associates, dated May 2, 2022
- D. Marion County Tax Assessor's Map No 09-01W-04C
- E. Comprehensive Plan Map