



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: July 25, 2022

SUBJECT: Applications for Annexation and Comprehensive Plan Amendment – James & Jolene Crowther

120 DAYS ENDS: not applicable

This report presents the Planning Staff's summary and analysis concerning these applications. It was developed after requesting input of other City departments and agencies. Please note that this memorandum and the draft order were written earlier in order to accommodate my vacation schedule. There could be written comments received after their drafting and before the public hearing that results in a revised draft order.

Attached are applications for annexation, comprehensive plan map amendment, and zone map amendment of a 10.4-acre parcel of land consisting of four tax parcels on Golf Club Rd.

The application consists of the application forms and narrative, a legal description and map of the annexation area, a Transportation Planning Rule analysis, and maps showing the property.

An aerial photo from March of 2020 showing the property is below.



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Review comments were received by from the City's transportation engineering consultant, which are included in the packet.

RECOMMENDATION

The staff recommendation is to recommend approval of both applications to the City Council.

A draft order is attached that reflects the findings, recommended conclusions and recommendation. There may be testimony at the public hearing that requires the draft order be modified to reflect that testimony.

OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option.

1. Recommend approval of the annexation and comprehensive plan map amendment and approve the draft order as presented.

I move the Stayton Planning Commission recommend approval of the applications for annexation and comprehensive plan map amendment of James and Jolene Crowther (Land Use File #11-06/22) and adopt the draft order presented by Staff.

2. Recommend approval of the annexation and comprehensive plan map amendment, adopting modifications to the draft order.

I move the Stayton Planning Commission recommend approval of the applications for annexation and comprehensive plan map amendment of James and Jolene Crowther (Land Use File #11-06/22) and adopt the draft order with the following changes...

3. Recommend approval of the annexation and comprehensive plan map amendment, directing staff to modify the draft order.

I move the Stayton Planning Commission recommend approval of the applications for annexation and comprehensive plan map amendment, of James and Jolene Crowther (Land Use File #11-06/22) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the August 29, 2022 meeting.

4. Recommend denial of the applications for annexation and/or comprehensive plan amendment, directing Staff to develop the findings and conclusions to justify that decision.

I move that the Stayton Planning Commission recommend denial of the application for annexation (*and/or*) comprehensive plan amendment of James and Jolene Crowther (Land Use File #11-06/22) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the August 29, 2022 meeting.

5. Close the hearing but keep the record open for submission of written testimony.

I move the Stayton Planning Commission close the hearing on the applications for annexation, and comprehensive plan amendment of James and Jolene Crowther (Land Use File #11-06/22) but maintain the record open to submissions by the applicant until August 8, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on August 22, 2022.

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6. Close the hearing and record, and continue the deliberation to the next meeting.

I move the Stayton Planning Commission continue the deliberation on the applications for annexation and comprehensive plan amendment of James and Jolene Crowther (Land Use File #11-06/22) until August 29, 2022.