

**BEFORE THE STAYTON PLANNING COMMISSION**

In the matter of

- ) Development Code Amendments regarding
- ) Dwelling as Part of a Live-Work Unit
- ) Land Use File 12-06/22

**RECOMMENDATION OF APPROVAL**

**I. NATURE OF PROCEEDINGS**

The proceedings are for legislative amendments to the Stayton Municipal Code, Title 17, known as the Stayton Land Use and Development Code establishing standards for live-work units.

**II. PUBLIC HEARING**

A public hearing was held on the proposal before the Stayton Planning Commission on August 29, 2022. At that hearing the Planning Commission reviewed Land Use File #12-06/22 to amend the Land Use and Development Code and made it part of the record. The Planning Commission has considered the testimony at the public hearing.

**III. FINDINGS OF FACT**

1. In 2016, the Land Use and Development Code was amended by Ordinance 998 to establish the Commerce Park Zone, to define the term live-work unit, and add dwellings as part of a live-work unit as a permitted use in a number on zones.
2. There are not standards in the Code regarding the configuration of a live-work unit, the amount for space required to be dedicated to business use, or clarifying the amount of off-street parking required.
3. Single family detached dwellings are not permitted uses in the zones where live-work units are permitted.
4. The proposed code amendment is needed to clarify the distinction between a single family dwelling with a home occupation and a dwelling as part of live-work unit.
5. The proposed amendment establishes standards to clarify that a live-work unit is primarily a commercial use with a dwelling, as compared to a residential use with a business being conducted in the dwelling.

**IV. PUBLIC COMMENTS**

The Planning Department received no comments prior to the public hearing. There was no public testimony at the public hearing opposed to the proposed amendment.

**V. ORDER**

Based on the findings of fact, the Planning Commission voted on August 29, 2022 to recommend to the City Council enactment of proposed amendments to the Stayton Land Use and Development Code, as presented in a document entitled, "Proposed Amendments For Planning Commission Public Hearing, August 29, 2022."

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Ralph Lewis, Chairperson

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Date

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Dan Fleishman, City Planner

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Date