

Site Plan Review

Submitted to

City of Stayton
Planning & development Dept.

311 N. 3rd Ave

Stayton, OR 97383

Jennifer Siciliano, Community Development Director

Applicants

Property Owner

The treasure hunt thrift store

155 N. 2nd Ave

Stayton, OR 97383

JoAnne Drake & Byron Hatch

503-999-1899 503-949-4585

Site Location

155 N. 2nd Ave

Stayton, OR 97383

Existing land use

Thrift Store & Residence

Zone designation

DCMU zone

Commercial / Residential

Comprehensive Plan Designation

Commercial

Surrounding Uses

North Commercial / Residential (in ~~beadery~~ remodeling)

South ~~beadery~~ Commercial (Auto Body)

East Parking Lot

West Parking Lot

Executive Summary

The Treasure Hunt Thrift Store request for the permission to enclose the front Porch for the use of additional retail space.

Also the enclosure of the Back Loading dock for the additional ~~bedroom~~ Living space.

Existing Conditions & Proposal

The Front Porch was used for the business and the items were not being seen to there potential.

The back Loading dock was needed for an additional bedroom.

Both the front Porch and back Loading dock were sited by the city for items being stored on the two area's and with them enclosed there is no longer this problem.

Questions

1. A. The enclosed 2 area's are under the existing roof line
So there is no need of additional water, sewer, and storm drainage

B. None of these apply to these area's

There is no water to either area.

There is no sewer to either area

There is no storm sewer to either area

There is no Natural gas to either area

We only have cell phone's to this property

We do not have TV in either area.

The electrical is run with existing out lights on the outside of the previous building.

C. No

2. There is no need for further traffic Needs.
3. There is no need for Street improvements. added.
4. There is no need for Parking & Loading Area's Added.
5. There is no open Storage or outdoor Storage area's connected to either area.
6. This will help with the overall site of the property allowing merchandise & washing machine & dryer to be inside the building.
7. This is a commercial property and the building is built with the same type of siding and spacing as is already on the existing building and with a new paint job there is not really any difference with the building.
8. This is the smallest building with any others around us. So I would think that this makes us more in line with the size of the other properties.
9. The front porch has added to enable us to extend room to expand the display of merchandise.
10. This construction has not prevented the or taken out any Landscaping that was not already on the property. We have added to the existing Landscape with tree's & potted plants.
11. We do not have walls, Fences or hedges that prevent a direct line of site to the building.
12. The only added maintenance is painting & possible replacement of wood or glass in window's.

17.20.220

Downtown Development Design Standards

3-A.

- 1) We have a shrub in front of the building, also we are growing bulbs and berry bushes for the rest of the area.

Ground cover is growing back as we speak with the flattening of the uneven ground around the property.

- 2) There is no added walkway's need for the enclosed two area's.

2-B.

Between the building and the street we have 2 bushes, 2 trees and 1 planter.

3-B. We are not on a corner lot.

1. The roof has no been changed to add either of the two area's

