

Land use file #6-05/25

I James Taylor have many questions and concerns about the application to enclose a porch and the loading zone at 155 N 2<sup>nd</sup> Avenue.

#1 When was the building approved for living quarters since I was informed by Dan Fleshman that all commercial properties can have living quarters but not on the 1<sup>st</sup> floor in dcmu zones. This building previously was used as the Stayton food bank so if it's now a secondhand store and a home why was there not a change of use application done and local property owners notified?

#2 Since there has been extensive remodeling done inside and outside to section off living quarters from the store area was the correct permitting done since the building is old enough to have had asbestos materials?

#3 Looking at the pictures in the packet of the construction the southeast wall appears to have electrical ran through the studs below the window. Was this done by a licensed electrician? The east wall appears to have been built using miscellaneous 2x4's and no header over the front door which could cause structural issues in the future. In addition, in many of the pictures the wood appears to have stains that look to be black mold which can cause health problems for both those who live, work, or shop in the building.

#4 If the city was to approve the additions after being built it does set precedent for any other projects done in the past and future.

#5 If approved I recommend the business to be required to use garbage services since many times this last summer I could smell hot plastic like an electrical fire. I would search my property for the source to realize the renter at 155 N 2nd had a burn pile in what used to be vegetation on the south side of the property. I talked with the fire department but was told if it wasn't endangering a structure, it would be a state environment issue.

#6 As of 11/17/2025 the property was past due \$4496.61 on property taxes for tax years 2022, 2023, 2024, and 2025. This effects city budgets so should the city also require taxes to be paid up current for approval of build additions that were done without correct permitting process.